

State of South Carolina

FILED
S.C.

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 17th day of January, 1984

by RONALD J. ROSSI AND PATRICIA J. ROSSI

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is Loan Services Department, 304 E. North Street, P.O. Box 1329, Greenville, S.C. 29602

WITNESSETH:

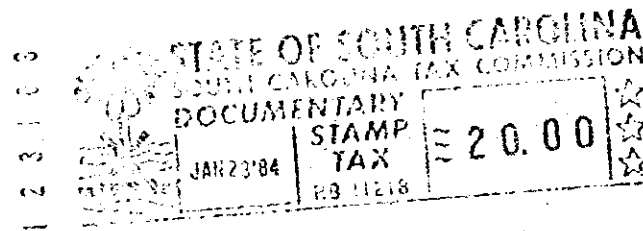
THAT WHEREAS, RONALD J. ROSSI AND PATRICIA J. ROSSI is indebted to Mortgagee in the maximum principal sum of FIFTY THOUSAND AND NO/100 Dollars (\$ 50,000.00), Which indebtedness is evidenced by the Note of (revolving Southern Equity Line) RONALD J. ROSSI AND PATRICIA J. ROSSI of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. ~~(the terms of said Note and any agreement modifying it are incorporated herein by reference.)~~ the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 50,000.00, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southeasterly side of Lake Water Court, near the City of Greenville, S.C., being known and designated as Lot No. 260 on plat entitled "Map No. 1, Section One, Sugar Creek", as recorded in the RMC Office for Greenville County, S.C., in Plat Book 5D, at page 18, reference is hereby craved to said plat for a metes and bounds description thereof.

This is the same property conveyed to the above named mortgagors by deed of Cothran & Darby Builders, Inc. dated June 12, 1975, recorded in the RMC Office for Greenville County, S.C. in Deed Book 1019, page 709 on June 12, 1975.

This mortgage is junior in lien to that mortgage given to Carolina Federal Savings and Loan Association in the original amount of \$42,000.00, recorded in the RMC Office for Greenville County, S.C. in Mortgage Book 1341, page 513 on June 12, 1975.



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

0.80

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