

State of South Carolina)

Mortgage of Real Estate

FILED 1984 PAGE 05

County of GREENVILLE)

FILED GREENVILLE CO. S. C.

THIS MORTGAGE made this 17th day of January 1984

by Lure Lee Smith

JUNNIE R.M.C. WENSLEY

(hereinafter referred to as "Mortgagor") and given to

Bank of Travelers Rest

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 485, Travelers Rest, South Carolina 29690 ATTN: Greenville Office

WITNESSETH:

THAT WHEREAS, Lure Lee Smith is indebted to Mortgagee in the maximum principal sum of Ten Thousand Six Hundred Dollars (\$10,600.00), which indebtedness is evidenced by the Note of Lure Lee Smith of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is February 5, 1989 after the date hereof, 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 \$10,600.00, 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 in the County of Greenville, State of South Carolina, on the Northwest side of Furman Hall Road, being shown as Lot No. 7 on Plat of Furman Terrace, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "I", at Page 59, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwest side of Furman Hall Road, at the joint front corner of Lots Nos. 6 and 7 and runs thence along the line of Lot No. 6, N. 60-30 W. 274.8 feet to an iron pin, thence N. 22-15 W. 30 feet to an iron pin; thence N. 86-50 E. 50.9 feet to an iron pin; thence N. 14-40 E. 14.4 feet to an iron pin, thence along the line of Lot No. 8, S. 60-30 E. 259 feet to an iron pin on the northwest side of Furman Hall Road, thence along Furman Hall Road S. 29-30 W. 60 feet to an iron pin, the point of BEGINNING. Said property being conveyed to Jerome K. Jay, Jr. by deed of Ola Mae Smith Stegall, dated January 11, 1980 and recorded in deed book 1118 Page 901 on January 15, 1980.

The within is the identical property heretofore conveyed to the mortgagor by deed of Jerome K. Jay, Jr., dated January 17, 1984, recorded in Deed Book 1204, at Page 469 on January 17, 1984.

5CTD --- 1 JA24 84 1319

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX JAN 24 1984 04.24

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);

4.0001