

State of South Carolina)

SOUTHERN BANK & TRUST CO.
R.M.C.

Mortgage of Real Estate



County of Greenville)

THIS MORTGAGE made this 23rd day of January, 1984,

by LOU ANNE B. COX

(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, SC 29602

WITNESSETH:

THAT WHEREAS, LOU ANNE B. COX
is indebted to Mortgagee in the maximum principal sum of Fifteen Thousand Dollars
Dollars (\$ 15,000.00), Which indebtedness is
evidenced by the Note of (Revolving Southern Equity Line) 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.)~~

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 \$ 15,000.00, 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 parcel, piece, or lot of land with the buildings and improvements thereon, situate, lying and being in Greenville Township, Greenville County, State of South Carolina, on the Western side of Druid Street, and being known and designated as portions of Lots Nos. 1, 2, 3 and 4 of block "A" of Stone Estates according to a plat prepared thereof by C. M. Furman, Jr., December 1931, which plat is of record in the RMC Office for Greenville County in Plat Book "G", at page 292, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Druid Street, which pin located 634.4 feet south of the Southwestern intersection of Camp Road and Druid Street, said pin being the joint front corner of lots Nos. 4 and 5 of Block "A", and running thence along the common line of said lots and along the line of Lot No. 13 of Block "H" N. 81-35 W 130 feet to a point on the common line of Lots 4 and 13; thence S 11-22 W 100 feet to a point on the Northern side of Reid Street; thence along the Northern side of Reid Street S 81-35 E 130 feet to an iron pin at the Northwestern inters. of Druid Street and Reid Street; thence along the Western side of Druid Street N 11-22 E 100 feet to an iron pin, the beginning corner.

Derivation: Deed Book 878, Page 447 - Anne K. Smith Cox 10/31/69

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
JAN 29 1984
\$ 06.00
88-11218

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);

240

4328-17-2