

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

FILED  
GREENVILLE, S.C.  
JAN 31 11 08 AM '84

THIS MORTGAGE made this 27 day of January, 1984

by RONALD L. MINTON

(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 L. MINTON

is indebted to Mortgagee in the maximum principal sum of TEN THOUSAND AND NO/100 Dollars (\$ 10,000.00 ), Which indebtedness is evidenced by the Note/ of (revolving Southern Equity Line) RONALD L. MINTON 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 \$ 10,000.00, 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 lot of land in Greenville County, South Carolina, being shown as Lot 148 of Section Two on plat of Oak-Crest recorded in Plat Book GG at pages 130 - 131 in the R.M.C. Office for Greenville County, said lot fronting on Brownwood Drive.

This being the same property conveyed to Ronald L. Minton and Kendrick C. Minton by deed of Horace Mauldin dated February 19, 1970, recorded in the R.M.C. Office for Spartanburg County, S.C. in Deed Book 884, page 532 on February 19, 1970. Kendrick C. Minton (Cobb) subsequently conveyed her interest in the property to Ronald L. Minton by deed dated August 16, 1982, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 1172, page 351 on August 17, 1982.

This mortgage is junior in lien to that mortgage in favor of Cmaeron Brown Co. in the original amount of \$11,700.00, dated February 19, 1970, recorded in the R.M.C. Office for Greenville County, S.C. in Mortgage Book 1148, page 449 on February 19, 1970, which mortgage was subsequently assigned to Western and Southern Life Insurance Company by Assignment recorded in Book 1150, page 53 on March 10, 1970.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP TAX \$ 04.00  
JAN 24 1984

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21801

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):

