VOL 1651 PAGE 217 State of South Carolina Mortgage of Real Estate **GREENVILLE** County of THIS MORTGAGE made this. JOHN L. GREEN AND LORENE A. GREEN

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, 304 East North Street,

Greenville, SC 29602

WITNESSETH:

JOHN L. GREEN AND LORENE A. GREEN THAT WHEREAS, TEN THOUSAND AND NO/100----is indebted to Mortgagee in the maximum principal sum of Dollars (\$10,000.00 /revolving Southern Equity Line) JOHN L. GREEN AND LORENE A. GREEN of even 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 Mortgagoe, 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 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 the County of Greenville, State of South Carolina, being known and designated as Lot No. 19 on a revised plat of Staunton Heights Subdivision made by Hugh J. Martin, R.L.S. April 16, 1971 recorded in the RMC Office for Greenville County in plat book 4N page 38, and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin joint front corner of Lots 18 and 19; thence with the joint line of said lot S. 58-50 E. 158.47 feet to an iron pin rear corner of Lot No. 22; thence with the line of said lot S. 47-20 W. 207.50 feet to an iron pin rear corner of lot no. 20; thence with the line of said lot N. 44-40 W. 132.80 feet to an iron pin on the south east side of Vickilyn Court; thence with the southeast side of said street N. 52-16 E. 74 feet to an iron pin; thence N. 33-48 E. 85 feet to an iron pin; thence continuing N. 19-11 E. 12.7 feet to the beginning corner.

This lot is conveyed subject to protective covenants in deed volume 902 at page 503 and to recorded easements and rights of way.

This is the same property conveyed to John L. Green and Lorene A. Green by Carper Properties, Inc. by deed dated August 26, 1976 and recorded August 26, 1976 in Deed Book 1041 at page 853.

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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);

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