

ADDRESS OF MORTGAGEE:
P. O. Box 1329
Greenville, SC 29602

State of South Carolina

FILED
GREENVILLE CO. S.C.

Mortgage of Real Estate



County of GREENVILLE

MAR 9 4 56 PM '84

THIS MORTGAGE made this 9th day of MARCH, 1984, by DONNIE S. TANKERSLEY

by N. Jack Runnion and Bettie K. Runnion

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329

Greenville, South Carolina 29602

WITNESSETH:

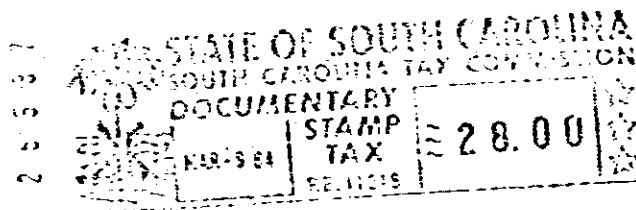
THAT WHEREAS, N. Jack Runnion and Bettie K. Runnion is indebted to Mortgagee in the maximum principal sum of Seventy Thousand and No/100 Dollars (\$70,000.00), Which indebtedness is evidenced by the Note of N. Jack Runnion and Bettie K. Runnion of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of May 4, 1998 which is 170 months 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 \$ _____, 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 all improvements thereon, situate, lying and being on the Western Side of Marshall Court in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as Lot No. 1 and a portion of Lot No. 2 as appears on plat of subdivision known as Marshall Court as appears by reference to a plat of property of N. J. Runnion and Bettie Runnion prepared by Carolina Surveying Company dated March 7, 1984, and recorded in the R.M.C. Office for Greenville County in Plat Book 10-3 at Page 58, and according to said survey, having the following metes and bounds, to-wit:

BEGINNING at a point on Marshall Court, said point being 207.7 feet south of the intersection of Brookside Way and Marshall Court and running thence S. 25-14 E. 121.1 feet to an old iron pin; thence running with a new line, S. 64-30 W. 274.3 feet to an iron pin; thence N. 26-18 W. 183.3 feet to an old iron pin; thence following the traverse of the branch, the branch being the property line, N. 77-48 E. 48.6 feet to an old iron pin; thence running with said branch, S. 48-40 E. 41 feet to a point in the branch; thence continuing with the traverse of said branch, N. 68-03 E. 214.4 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Raymond A. Mattson, Jr. and Jane M. Mattson dated February 18, 1982, and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1162, at Page 650.



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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