

State of South Carolina

FILED
GREENVILLE S.C.

Mortgage of Real Estate



County of GREENVILLE

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DONNIE S. TANKERSLEY
9th R.M.C.

THIS MORTGAGE made this 9th day of March, 1984,

by Samuel P. Vause and Hugh A. Clarke

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

(hereinafter referred to as "Mortgagee"), whose address is Loan Services Dept., 304 E. North Street,

P.O. Box 1329, Greenville, SC 29602

WITNESSETH:

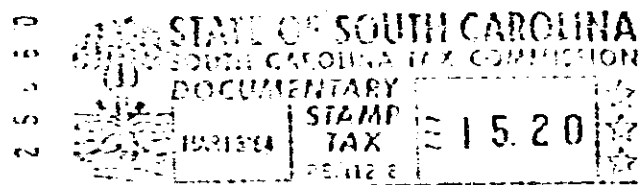
THAT WHEREAS, Samuel P. Vause and Hugh A. Clarke is indebted to Mortgagee in the maximum principal sum of Thirty-eight Thousand Dollars (\$ 38,000.00). Which indebtedness is evidenced by the Note of Samuel P. Vause and Hugh A. Clarke of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is March 9, 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 \$ 38,000.00 , 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 certain piece, parcel, or lot of land with all improvements thereon, situate, lying, and being on the south side of West Washington Street, in the City of Greenville, State of South Carolina, at the intersection of West Washington Street and Hudson Avenue, and being more particularly described as follows:

BEGINNING at an iron pin on West Washington Street at the intersection of West Washington Street and Hudson Avenue and running thence S 27-1/2 W 150 feet along Hudson Street to a 20-foot alley; thence S 57-1/2 E 50 feet along said alley; thence turning and running N 27-1/2 E 150 feet to West Washington Street; thence along West Washington Street 50 feet to the point of beginning.

DERIVATION: This being a portion of the same property conveyed to Mortgagor herein by deed of Patricia H. Sous, et al as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1208 , Page 3 , on March 12, 1984.



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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