

State of South Carolina

GREENVILLE, S.C.

Mortgage of Real Estate



County of Greenville

MAR 13 11 50 AM '84

DONNIE STANFERSLEY

THIS MORTGAGE made this 9th day of March, 1984

by Samuel P. Vause and Mary L. Vause

(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, Samuel P. Vause and Mary L. Vause is indebted to Mortgagee in the maximum principal sum of Thirty Thousand (revolving Southern Equity Line) Dollars (\$ 30,000.00). Which indebtedness is evidenced by the Note of Samuel P. Vause and Mary L. Vause of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (The final date of which is after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

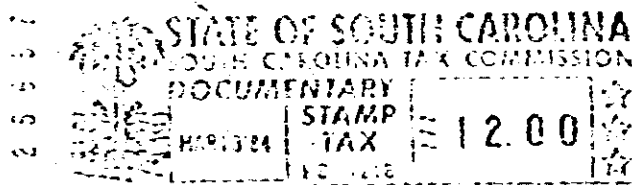
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$ 30,000.00 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 piece, parcel or lot of land situate, lying and being on the northern side of Fairview Drive in Chick Springs Township, Greenville County, South Carolina, containing 1.92 acres, more or less, as shown on a plat by C. O. Riddle, Surveyor, dated 1965, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Fairview Drive at the joint front corner of property now or formerly of Stoval; thence with the northern side of Fairview Drive the following courses and distances: S 86-21 W 121.9 feet, N 78-06 W 67.4 feet, N 62-34 W 70.7 feet to an iron pin; thence N 18-14 E 400 feet to an iron pin; thence S 82-09 E 150 feet to an iron pin at the joint rear corner of said lot owned now or formerly by Stoval; thence with Stoval's line S 3-20 W 400 feet to an iron pin, the beginning corner.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Jean R. St. Andre and Juanita A. St. Andre as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 926, Page 94 on September 27, 1971.

This mortgage is junior and second in lien to that certain note and mortgage given to Fidelity Federal Savings & Loan Association as recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1207, Page 613, on September 27, 1971.



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);

