

State of South Carolina

FILED
GREENVILLE CO. S.C.
MAR 21 8 45 AM '84
NONNIE S. FARNSWORTH
R.M.C.

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 16 day of March, 19 84,

by ELIZABETH E. FARNSWORTH

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

(hereinafter referred to as "Mortgagee"), whose address is 304 E. North Street, P.O. Box 1329, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, ELIZABETH E. FARNSWORTH is indebted to Mortgagee in the maximum principal sum of FIFTY THOUSAND AND NO/100 Dollars (\$ 50,000.00), Which indebtedness is evidenced by the Note (revolving Southern Equity Line) of ELIZABETH E. FARNSWORTH 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.

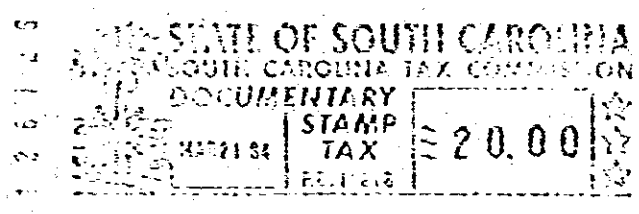
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$ 50,000.00 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 buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 19 on plat of property of Thomas F. Parker, made by R. E. Dalton, Engineer, in February, 1916, revised January 5, 1922, and recorded in the Greenville County R.M.C. Office in Plat Book E, at Page 115, and having the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Williams Street at the intersection of Williams Street and a ten foot alley; thence with the eastern side of Williams Street, S. 14-54 E., 86.5 feet to an iron pin, corner of Lot 20; thence with the joint line of Lot 19 and 20, N. 75-06 E., 155.4 feet to an iron pin on the western side of an alley; thence with the Western side of said alley, N. 13-23 W., 105 feet to an iron pin; thence N. 64-15 W., 12.7 feet to an iron pin on South side of an alley; thence with the southern side of said alley, S. 64-56 W., 151 feet to the point and place of beginning.

This is the same property conveyed to James O. Farnsworth and Elizabeth E. Farnsworth by deed of William S. Manning, dated November 22, 1958, recorded in the RMC Office for Greenville County, SC in Deed Book 611, page 359. James O. Farnsworth conveyed his interest in the property to Elizabeth E. Farnsworth by deed dated May 11, 1973, recorded in the RMC Office for Greenville County, S.C. in Deed Book 974, page 389 on May 11, 1984.

This mortgage is junior in lien to that mortgage in favor of Fidelity Federal Savings and Loan Association in the original amount of \$46,000.00, recorded in the R.M.C. Office for Greenville County, S.C. in Mortgage Book 1348, page 462 on September 11, 1975.



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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