

State of South Carolina

GREENVILLE, S.C.

Mortgage of Real Estate



County of GREENVILLE

Mar 30 4 43 PM '84

THIS MORTGAGE made this 30th day of MARCH, 1984

by JAMES I. McCULLOCH, Jr. and DORIS A. McCULLOCH

(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

WITNESSETH: James I. McCulloch, Jr. and Doris A. McCulloch

THAT WHEREAS, James I. McCulloch, Jr. and Doris A. McCulloch is indebted to Mortgagee in the maximum principal sum of Nineteen Thousand and No/100 Dollars (\$ 19,000.00 ), which indebtedness is evidenced by the Note of James I. McCulloch, Jr. and Doris A. McCulloch of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 3/30/85 which is 365 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 \$ 19,000.00 , 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 situate, lying and being on the southside of East Stone Avenue, in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as the northern portion of Lot #3, Sec. H., of plat of property of the Stone Land Company, prepared by L. P. Slattery, dated June 4, 1909, and recorded in the RMC Office for Greenville County, S.C., in Plat Book K, at Page 277, and having according to said plat, the following metes and bounds; to-wit;

BEGINNING at an iron pin on the south side of East Stone Avenue, at the joint front corner of Lots 3 and 4, Sec. H., which iron pin is 55 feet southeasterly from the southwest corner of the intersection of Vannoy Street and Stone Avenue, and running thence along the line of Lot #4, S. 20-19 W. 125 feet to an iron pin; thence 71-50 W. 55.2 feet to an iron pin at the rear corner of Lots Nos. 2 and 3; thence along the line of Lot No. 3, N. 20-19 E. 125 feet to an iron pin on the south side of East Stone Avenue; thence along the south side of East Stone Avenue, S. 71-50 E. 55.2 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by Deed of Charles Reuben Major, dated June 5, 1972, and recorded in the RMC Office for Greenville County, S.C. in Deed Book 945, at Page 485 on June 6, 1972.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
TAX \$ 07.60
MAR 30 1984

1091 4007 1801

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);

0.84

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