

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 27th day of June, 1984

by A. Marvin Quattlebaum and Zylphia S. Quattlebaum

(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, A. Marvin Quattlebaum and Zylphia S. Quattlebaum 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 of (revolving Southern Equity Line) of Mortgagor of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity 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 \$ 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:

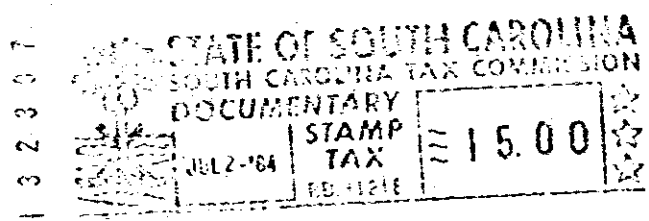
All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, known and designated as Lots Nos. 1 and 2 on a plat of property of Estate of Mrs. C.A. Cook, deceased, made by Dalton & Neves, April, 1940, and described together, showing the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest corner of Victory Avenue and Pine Forest Drive and running thence along the northern line of said Victory Avenue N. 84-40 W. 180 feet to an iron pin, joint front corner of Lots Nos. 2 and 3; thence along the common lines of Lots Nos. 2 and 3, N. 3-26 E. 163 feet to an iron pin, joint rear corner of Lots 2 and 3; thence N. 89-58 E. 180.8 feet to an iron pin on the western line of Pine Forest Drive; thence along the western line of said Pine Forest Drive, N. 3-34 E. 180 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of J. Mac Rabb, Jr., et al recorded in the RMC Office for Greenville County, South Carolina on 9/8/77 in Deed Book 1064, Page 346.

The lien of the within mortgage is understood to be junior in rank and priority to the lien of that certain mortgage given to South Carolina Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1418, Page 253.

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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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