

State of South Carolina

Mortgage of Real Estate



County of Greenville

JUL 13 4 07 PM '84

DONALD W. HADLEY

THIS MORTGAGE made this 12th day of July, 1984,

by Fred L. Jordan and Patricia J. Jordan

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO., as Trustee under that certain Trust Agreement dated November 11, 1983 between Julia C. Kennington as Trustor and Bank as Trustee (hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329 Greenville, S.C. 29602

WITNESSETH:

THAT WHEREAS, Fred L. Jordan and Patricia J. Jordan is indebted to Mortgagee in the maximum principal sum of Thirteen Thousand and No/100 Dollars (\$13,000.00), Which indebtedness is evidenced by the Note of Fred L. Jordan and Patricia J. Jordan of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is as provided in said Note 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 \$13,000.00, 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 on the east side of 4th Avenue, in Judson Mills #1 Village in the County and State aforesaid, being known and designated as Lot #17, as shown on plat of Section One of Judson Mills Village made by Dalton & Neves, Engineers, in August, 1939, which plat is recorded in the RMC Office for Greenville County in Plat Book K at Pages 11 and 12, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of 4th Avenue, 173.9 feet north on the northeastern corner of the intersection of 5th and Wilburn Avenues, and running thence with 5th Avenue, N. 4-30 E., 70 feet to an iron pipe, joint front corner of Lots 17 and 18; thence with the line of Lot 18, S. 85-30 E., 88.5 feet to an iron pipe, joint rear corner of Lots 12 and 13; thence with the line of Lot 13, S. 4-30 W., 70 feet to an iron pipe, joint corner of Lots 13, 14, 16 and 17; thence with the line of Lot 16, N. 85-30 W., 88.5 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Southern Bank & Trust Company, Greenville, South Carolina as Trustee under that certain revocable Inter Vivos Trust Agreement dated November 11, 1983, by and between Julia C. Kennington, as Trustor, and said Bank, as Trustee, recorded in the RMC Office for Greenville County in Deed Book 1217 at Page 132 on July 13, 1984.

This Mortgage is junior in lien to that certain Mortgage given to Southern Bank and Trust Company in the original principal amount of \$12,000.00, recorded in the RMC Office for Greenville County in Mortgage Book 1672 at Page 558 on July 13, 1984.

11784 051

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
\$ 03.90

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);

RECEIVED

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