

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

JUL 27 2 32 PM '84

DONOR: MARVIN W. CANNON

THIS MORTGAGE made this 27th day of July, 19 84,

by MARVIN W. CANNON

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329

One Shelter Centre, Greenville, SC 29602

WITNESSETH:

THAT WHEREAS, MARVIN W. CANNON

is indebted to Mortgagee in the maximum principal sum of

Thirty-five thousand

Dollars (\$ 35,000.00), Which indebtedness is

evidenced by the Note of MARVIN W. CANNON of even

date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 8/1/87

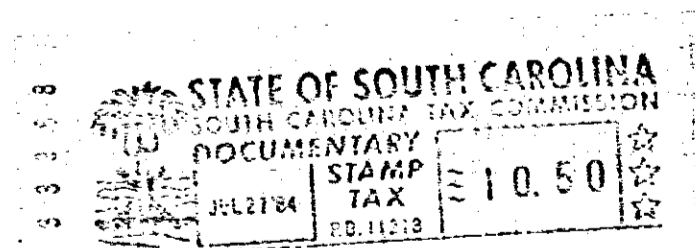
which is 36 months after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

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 \$ 35,000.00, 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 in Greenville County, South Carolina, being shown and designated as "Survey for Roger G. Perry" on a Plat dated December 15, 1975, prepared by Piedmont Engineers-Architects-Planners, recorded in the RMC Office for Greenville County in Plat Book 5-Q, at Page 26, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of Saluda Lake Road at the southwestern corner of property owned by Dr. John H. Paxton, said iron pin lying 418.5 feet, more or less, northwest of the intersection of Saluda Lake Road and the center line of White Horse Road, and running thence with the northeastern side of Saluda Lake Road, N 76-45 W, 80 feet to an iron pin on the line of property of I. H. Philpot; thence with the line of Philpot property, N 0-33 W, 162.25 feet to an iron pin; thence continuing with other property of I. H. Philpot, S 87-00 E, 65 feet to an iron pin at the northwestern corner of the aforesaid Paxton property; thence with the line of said Paxton property, S 4-44 E, 177.8 to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Chase Commercial Corporation, dated July 26, 1984, to be recorded simultaneously herewith.



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);