

State of South Carolina

Mortgage of Real Estate



County of Greenville

THIS MORTGAGE made this 8 day of June, 19 84

by DUKE C. NIVENS AND CLARE MCABEE NIVENS

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

(hereinafter referred to as "Mortgagee"), whose address is One Shelter Center, P. O. Box 1329, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, DUKE C. NIVENS AND CLARE MCABEE NIVENS is indebted to Mortgagee in the maximum principal sum of THIRTY THOUSAND AND NO/100 Dollars (\$ 30,000.00), Which indebtedness is evidenced by the Note of (revolving Southern Equity Line) DUKE C. NIVENS AND CLARE MCABEE NIVENS of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. The full 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 \$ 30,000.00 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 those certain pieces, parcels or lots of land with improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, on the northerly side of Lisa Drive and being shown as Lot no. 48 on plat of Wade Hampton Terrace, recorded in the RMC Office for Greenville County in Plat Book KK, at page 15 and reference to said plat for a metes and bounds description thereof.

This is the same property conveyed to the above named mortgagor by deed of Lewis W. Haselwood, Jr. and Jill K. Haselwood, recorded in the RMC Office for Greenville County, SC in Deed Book 919, page 418 on July 2, 1971.

This mortgage is junior in lien to that mortgage in favor of C. Douglas Wilson in the original amount of \$21,400.00, recorded in the RMC Office for Greenville County, SC in Mortgage Book 1197, page 231, recorded on July 2, 1971 which was assigned to The Philadelphia Savings Fund Society on July 2, 1971.

Stamp from the State of South Carolina Documentary Stamp Tax Commission. It includes a palm tree logo, the text 'STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX \$9.00', and a date stamp 'AUG 13 1984'. To the left of the stamp is a vertical number '135363'.

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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):

