

State of South Carolina

Mortgage of Real Estate



County of Greenville

THIS MORTGAGE made this 8 day of June, 1984

by CARL M. CHALMERS AND SARAH D. CHALMERS

(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:

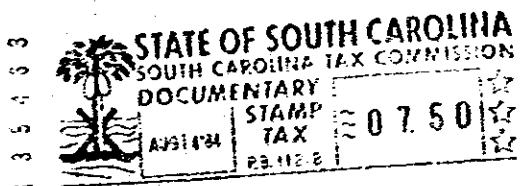
THAT WHEREAS, CARL M. CHALMERS AND SARAH D. CHALMERS is indebted to Mortgagee in the maximum principal sum of TWENTY-FIVE THOUSAND AND NO/100 Dollars (\$ 25,000.00). Which indebtedness is evidenced by the Note of CARL M. CHALMERS AND SARAH D. CHALMERS (revolving Southern Equity Line) of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. THE TERMS AND CONDITIONS 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 \$ 25,000.00, 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 in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 69 in a subdivision known as Stone Lake Heights, Section 2, and according to a plat by Piedmont Engineering Service dated July 15, 1953 recorded in the RMC Office for Greenville County in Plat Book W at page 87 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 B. D. Weinstein, recorded in the RMC Office for Greenville County, SC in Deed Book 702, page 429 on July 19, 1962.

This mortgage is junior in lien to that mortgage in favor of C. Douglas Wilson & Co. in the original amount of \$23,400.00, recorded in the RMC Office for Greenville County, SC in Mortgage Book 936, page 353 and recorded on October 14, 1963 which was assigned to Metropolitan Life Insurance Company on October 14, 1963.



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).

RECORDED

1329-172