

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 10th day of August, 1984

by Robert W. Roy and Donna Roy

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

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

WITNESSETH:

THAT WHEREAS, Robert W. Roy and Donna Roy is indebted to Mortgagee in the maximum principal sum of Forty-five Thousand and No/100 Dollars (\$45,000.00). Which indebtedness is evidenced by the Note of Robert W. Roy and Donna Roy of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of Aug. 10, 1985 which is one year after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

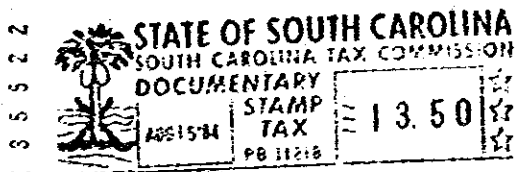
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$45,000.00 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 lot of land in Greenville County, South Carolina, known and designated as Lot Number One Hundred Fifteen-A (115-A) as shown by a revised plat of a portion of Section Two (2) Chanticleer Subdivision, made by Campbell & Clarkson, dated August 21, 1967, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book "RRR" at Page 141, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the south side of East Seven Oaks Drive at the joint front corners of Lots 117-A and 115-A and running thence along said lot lines, S. 35-11 W. 167.5 feet to an iron pin; thence turning and running N. 46-46 W. 197.45 feet to an iron pin on the east side of Bartram Grove; thence turning and running along Bartram Grove N. 37-06 E. 14.9 feet to an iron pin; thence continuing along Bartram Grove N. 35-11 E. 100 feet to an iron pin; thence turning and running a curve into East Seven Oaks Drive the cord of which is N. 80-11 E. 35.3 feet to an iron pin on East Seven Oaks Drive; thence running along East Seven Oaks Drive S. 54-49 E. 170 feet to the point of beginning.

This being the same property conveyed to the Mortgagors by deed of William G. Spearman and Dorothy Phillips Spearman dated July 20, 1984 and recorded July 25, 1984 in the RMC Office for Greenville County, South Carolina in Deed Book 1217 at Page 888.

THIS MORTGAGE is junior and subordinate to that certain mortgage given by Robert W. Roy and Donna Roy to Citicorp Homeowners, Inc. in the original amount of \$80,000.00, dated July 25, 1984 and recorded July 25, 1984 in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1674 at Page 347.



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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