

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 24 day of August, 19 84

by JOHN W. SHELTON AND YVONNE H. SHELTON

(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:

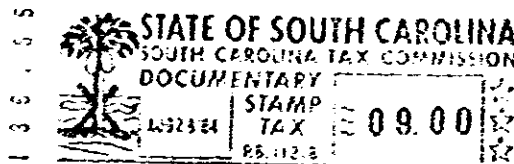
THAT WHEREAS, JOHN W. SHELTON AND YVONNE H. SHELTON is indebted to Mortgagee in the maximum principal sum of THIRTY THOUSAND AND NO/100 (Revolving Southern Equity Line) Dollars (\$ 30,000.00), Which indebtedness is evidenced by the Note of John W. Shelton and Yvonne H. Shelton of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. ~~the terms of said Note~~ ~~are incorporated herein by reference.~~ ~~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 \$ 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 that piece, parcel or lot of land together with all buildings and improvements thereon, situate, lying and being on the southwestern side of Roper Mountain Road, in Greenville County, South Carolina, being shown and designated as a five (5) acre tract on the plat of Property of J. L. Bramlett recorded in the RMC Office for Greenville County, South Carolina in Plat Book FF, Page 438 and also shown on a plat of the survey for James P. McNamara made by Carolina Engineering & Surveying Co. dated September 7, 1970 with reference to said plat for a metes and bounds description thereof, less, however, a 0.65 acre tract conveyed by John W. Shelton and Yvonne H. Shelton to L. V. Judson and Melda H. Hudson by deed dated November 1, 1973 and recorded in the RMC Office for Greenville County, SC in Deed Book 987, Page 455 on November 14, 1973.

This is the same property conveyed to the above named mortgagors by deed of James P. McNamara and Catherine F. McNamara dated September 16, 1970 and recorded in the RMC Office for Greenville County, SC in Deed Book 898, Page 567 on September 18, 1970, along with a deed from James P. McNamara and Catherine F. McNamara dated November 11, 1970 and recorded in Deed Book 902, Page 55 on November 11, 1970.

This mortgage is junior in lien to the mortgage held by Security Federal Savings and Loan Association, formerly known as Carolina Federal Savings and Loan Association, in the original amount of \$30,000.00 dated May 30, 1973 and recorded in the RMC Office for Greenville County in Mortgage Book 1279, Page 181 on May 31, 1973.



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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).

