

State of South Carolina

County of GREENVILLE

Mortgage of Real Estate



THIS MORTGAGE made this 25th day of July, 1984

by Louise M. Hughey

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

(hereinafter referred to as "Mortgagee"), whose address is 80 Box 1329, Shelter Centre, Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, Louise M. Hughey is indebted to Mortgagee in the maximum principal sum of Sixteen Thousand and no/100 Dollars (\$ 16,000.00). Which indebtedness is evidenced by the Note of M. H. Hughey, Jr. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of 1-21-85 which is 180 days 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 \$ 16,000.00 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, being known and designated as part of Lot No. 5, Section G, of a subdivision of Stone Land Company, and having the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Earle Street 60 feet from the southeastern corner of Earle Street and Bennett Street at the joint front corner of Lots No. 3 and 5 and running thence with the southern side of Earle Street S. 71-21 E. 60 feet, more or less, to an iron pin at the joint front corner of Lots No. 5 and 7; running thence with the joint line of said lots S. 18-30 W. 150 feet, more or less, to a stake; running thence N. 71-20 W. 60 feet, more or less, to a stake in the line of Lot No. 3; running thence with the joint line of Lots No. 3 and 5 N. 20-19 E. 150 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Daisey B. Lindley, dated February 28, 1978 and recorded in the RMC Office for Greenville County on March 1, 1978 in Deed Book 1074 at Page 472.

This mortgage is junior in lien to that mortgage executed by the mortgagor herein in favor of First Federal Savings and Loan Association in the original sum of \$30,600.00 dated February 28, 1978 and recorded in the RMC Office for Greenville County on March 1, 1978 in Mortgage Book 1424 at Page 722.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
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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):

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