

State of South Carolina

Mortgage of Real Estate



County of Greenville

THIS MORTGAGE made this 5th day of October, 1984

by William D. Hayes and Sue W. Hayes

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

(hereinafter referred to as "Mortgagee"); whose address is Loan Services Department, 304 E. North Street  
P.O. Box 1329, Greenville, S.C. 29602

## WITNESSETH:

THAT WHEREAS, William D. Hayes and Sue W. Hayes  
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 (Revolving Southern Equity Line) of William D. Hayes and Sue W. Hayes of even  
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, the terms of which  
are incorporated herein by reference.

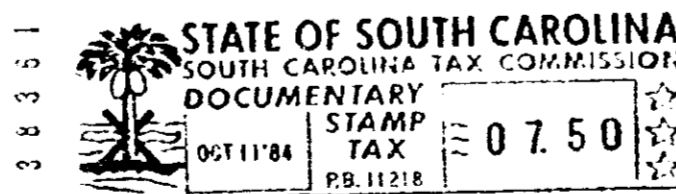
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid  
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the  
same or different terms or at the same or different 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 \$\_\_\_\_\_, 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 situate, lying and being in the  
City of Greenville, County of Greenville, State of South Carolina, being known  
and designated as the major portion of Lot No. 9 as shown on plat entitled  
"Windfield Heights" dated April 1955 prepared by Dalton and Neves and recorded  
in the R.M.C. Office for Greenville County, South Carolina, in Plat Book EE  
at Page 102, and a portion of Lot No. 133 as shown on plat entitled "Sherwood  
Forest" dated August 1951 prepared by Dalton and Neves, a copy of which is  
recorded in Plat Book GG at pages 70 and 71 (also see plat entitled "Revised  
Portion of Sherwood Forest and Windfield Heights" dated October 1959 prepared  
by Dalton and Neves and recorded in Plat Book QQ at page 16, reference being  
craved hereto to said plats for exact metes and bounds.

This is that property conveyed to Mortgagor by deed of Bonini, Inc., recorded  
November 12, 1964 in the R.M.C. Office for Greenville County, South Carolina,  
in Deed Book 761 at page 361.

This is a third mortgage junior to that of First Federal Savings and Loan  
Association recorded November 12, 1964 in the RMC Office for Greenville  
County, South Carolina, in Mortgage Book 978 at Page 180 in the original  
amount of \$23,500.00 and to that of Handyman Hardware, Inc., as recorded  
June 25, 1979 in the R.M.C. Office for Greenville County, South Carolina,  
in Mortgage Book 1471 at Page 254 in the original amount of \$50,000.00.

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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);