

State of South Carolina

VOL 1687 PAGE 81
Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 26th day of OCTOBER, 1984

by GEORGE M. DUMIT

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

(hereinafter referred to as "Mortgagee"), whose address is LOAN SERVICES DEPARTMENT,
P.O. BOX 1329, GREENVILLE, SOUTH CAROLINA 29602

WITNESSETH:

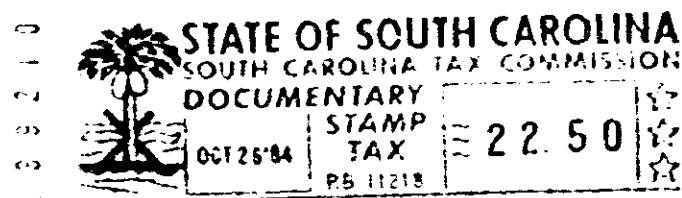
THAT WHEREAS, GEORGE M. DUMIT & RUBY DUMIT is indebted to Mortgagee in the maximum principal sum of SEVENTY-FIVE THOUSAND AND NO//100----- Dollars (\$ 75,000.00). Which indebtedness is evidenced by the Note of (revolving Southern Equity Line) of George M. & Ruby Dumit of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. ~~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 \$ 75,000.00, 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 Greenville County, State of South Carolina, situate on the Northwest side of Kingsridge Court, being shown as Lot No. 23 on a Plat of Botany Woods, prepared by Piedmont Engineering & Architects, February 17, 1964, recorded in PLat Book YY, at Page 173, in the RMC Office for Greenville County, and having such metes and bounds as shown thereon.

This is the identical property heretofore conveyed to the Mortgagor herein by Deed of Jack E. Shaw Builders, Inc., a South Carolina corporation, dated November 20, 1965, and recorded in the Office of RMC for Greenville County, S. C., in Deed Book 786, at Page 494 on November 23, 1965.

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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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