

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 26 day of OCTOBER, 19 84

by JENNIFER L. MUNRO

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

(hereinafter referred to as "Mortgagee"), whose address is POST OFFICE BOX 1329, GREENVILLE,
SOUTH CAROLINA 29602

WITNESSETH:

THAT WHEREAS, JENNIFER L. MUNRO

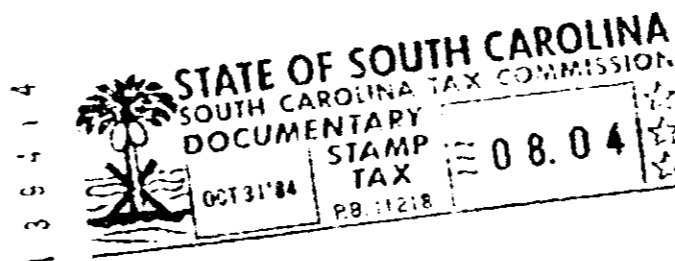
is indebted to Mortgagee in the maximum principal sum of TWENTY-SIX THOUSAND SEVEN HUNDRED SEVENTY-THREE AND 37/100THS----- Dollars (\$26,773.37). Which indebtedness is evidenced by the Note of JENNIFER L. MUNRO of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of 11/01/94 which is 120 MONTHS 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 \$ 26,773.37, 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, situate, lying and being on the Northwestern side of CrossCreek Lane in the County of Greenville, State of South Carolina, and being shown and designated as LOT 40 on a plat of MOUNTAINBROOKE SUBDIVISION which is recorded in the RMC Office for Greenville County in Plat Book 4-F at Page 47, reference being had to said plat for a more complete metes and bounds description.

THE above described property is the same acquired by the Mortgagor by deed from James B. Runion and Gayle S. Runion dated July 22, 1982, and recorded in the RMC Office for Greenville County on July 22, 1982, in Deed Book 1170 at Page 537.

THIS Mortgage is a second Mortgage and is junior in priority to that certain Mortgage held by Cameron Brown Company of Raleigh, North Carolina, dated May 9, 1973, and recorded in the RMC Office for Greenville County on May 14, 1973, in REM Book 1277 at Page 353 in the original amount of \$28,350.00.



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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