

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 16 day of November, 1984,

by Jerry L. Ware

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

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 1329 Greenville S.C. 29602

## WITNESSETH:

THAT WHEREAS, The Mortgagor, Jerry L. Ware  
is indebted to Mortgagee in the maximum principal sum of Twenty Seven Thousand Six Hundred  
and Fifty and 00/100 ----- Dollars (\$ 27,650.00 ), Which indebtedness is  
evidenced by the Note of Jerry Ware to Southern Bank and Trust Co. of even  
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 11/16/91  
which is seven years after the date hereof) the terms of said Note and any agreement modifying it  
are incorporated herein by reference.

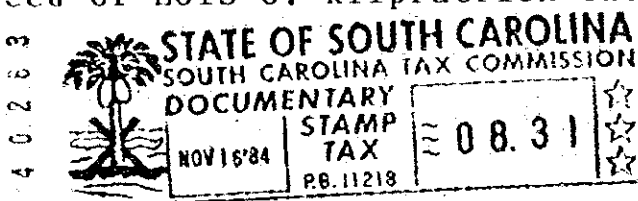
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid  
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the  
same or different terms or at the same or different 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 \$ 27,650.00, 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 in Greenville Township, County  
of Greenville, State of South Carolina, being on the West side of  
South Carolina Highway 253, formerly known as Charleston Street,  
near the City of Greenville, State of South Carolina, known as Lot  
No. 52 on a plat of property of Victor-Monaghan Company Development  
No. 1 made by Dalton & Neves, Engineers, December 1941, recorded  
in the RMC Office of Greenville County in Plat Book "M", at page  
39; and more particularly shown on the plat made by Carolina Surveying  
Co., October 30, 1984, recorded in the RMC Office of Greenville County  
simultaneous herewith and having according to said plat the following  
mets and bounds, to wit:

BEGINNING at an iron pin on the West side of South Carolina Highway  
253, formally known as Charleston Street, 460 feet more or less from  
the intersection of South Carolina Highway 253 and Parker Road, at  
the joint front corners of Lots No. 51 and 52, and running thence  
along the common line of said lots, North 49-10 West 178.1 feet to  
an iron pin, joint rear corner of said lots; thence North 74-00 East  
344.2 feet to an iron pin on the West side of South Carolina Highway  
253, formerly known as Charleston Street; thence South 42-52 West,  
with the West side of South Carolina Highway 253, formerly known  
as Charleston Street, to the point of beginning.

The within conveyance is subject to all restrictions, setback lines,  
zoning ordinances, utility easements and rights of way affecting  
the above described property.

This being the same property conveyed unto the Morggorer herein by  
deed of Lois O. Kilpatrick executes simultaneously herewith.



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);