

State of South Carolina

FILED GREENVILLE CO. S.C.

Mortgage of Real Estate



County of GREENVILLE

DEC 7 4 11 PM '84

DONNIE S. TANKERSLEY

THIS MORTGAGE made this 19th day of November 19 84

by JAMES F. FARNSWORTH and GURRY A. ROBERTS

(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 James F. Farnsworth and Gurry A. Roberts is indebted to Mortgagee in the maximum principal sum of Thirteen Thousand and no/100 Dollars (\$13,000.00). Which indebtedness is evidenced by the Note of (revolving Southern Equity Line) of James F. Farnsworth and Gurry A. Roberts date herewith, said principal (plus interest thereon) being payable as provided for in said Note, after the date hereof the terms of said Note and any agreement modifying it are incorporated herein by reference.

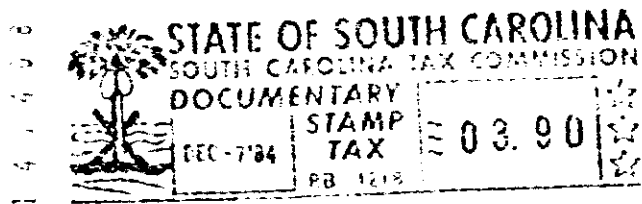
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$13,000.00, 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, together with all improvements thereon, situate, lying and being on the Southeastern side of West Prentiss Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 5 of Block "L", as shown on plat of the property of O. P. Mills, recorded in the RMC Office for Greenville County, S. C. in Plat book "C", at Page 176, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of West Prentiss Avenue, at the joint front corner of Lots Nos. 4 and 5 of Block "L", which point is 252.5 feet from the Southeastern corner of the intersection of Church Street (now Mission Street) and West Prentiss Avenue, and running thence along the line of West Prentiss Avenue, N. 45-27 E. 63 feet to a pin at the corner of Lot No. 6; thence with the line of Lot No. 6, S. 44-33 E. 180 feet to an iron pin; thence S. 45-27 W. 63 feet to an iron pin at the corner of Lot No. 4; thence with the line of Lot No. 4, N. 44-33 W. 180 feet to the beginning corner.

The within mortgage is junior in lien to that certain mortgage given by the within Mortgagors to Lida Mae Pollard in the original amount of \$34,200.00, recorded in the RMC Office for Greenville County, South Carolina on 6 September 1984 in Mortgage Book 1880, at Page 696.

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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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