

State of South Carolina

County of GREENVILLE

FILED GREENVILLE CO. S.C.

DEC 12 12 27 PM '84

Mortgage of Real Estate



THIS MORTGAGE made this 6th day of December, 1984

by Richard Elwood Guthrie and Joyce A. Guthrie

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

(hereinafter referred to as "Mortgagee"), whose address is One Shelter Center, P. O. Box 1329,

Greenville, South Carolina 29602

WITNESSETH:

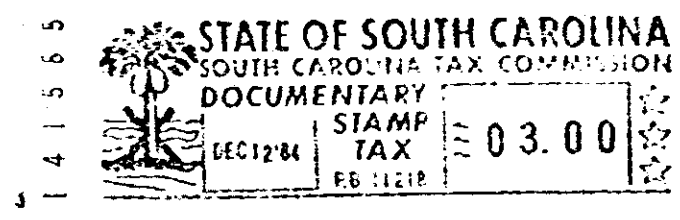
THAT WHEREAS, Richard Elwood Guthrie and Joyce A. Guthrie is indebted to Mortgagee in the maximum principal sum of Ten Thousand and No/100 Dollars (\$10,000.00), Which indebtedness is evidenced by the Note of (revolving Southern Equity Line) Richard Elwood Guthrie and Joyce A. Guthrie of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the first maturity of x) 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 \$ 10,000.00, 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 lot of land with improvements situate, lying and being at the northwestern corner of the intersection of Venus Court with Melanie Lane in Greenville County, South Carolina being shown and designated as Lot No. 18 and a ten foot portion of Lot No. 17 on a plat of Dellvista Heights made by C. O. Riddle, Surveyor, dated June, 1963, recorded in the RMC Office for Greenville County, S. C. in Plat Book RR, page 125, reference to which is hereby craved for a metes and bounds description.

This is the same property conveyed to the above named mortgagor by deed of Danny E. Baisden and Sandra W. Baisden, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1056 at Page 175, on May 6, 1977.

This mortgage is junior in lien to that mortgage in favor of Collateral Investment Company in the original amount of \$32,950.00, recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1396 at Page 897, recorded on May 6, 1977.



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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