

State of South Carolina

GREENVILLE S.C.

Mortgage of Real Estate



County of GREENVILLE

APR 5 10 40 PM '84

THIS MORTGAGE made this 5th day of April, 1984

by Samuel C. McGee and David B. Mann

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

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

WITNESSETH:

THAT WHEREAS, Samuel C. McGee and David B. Mann is indebted to Mortgagee in the maximum principal sum of Fifteen Thousand Four Hundred Eighty-five and 66/100's Dollars (\$15,485.66), Which indebtedness is evidenced by the Note of April 5, 1984 of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of May 8, 1994 which is after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

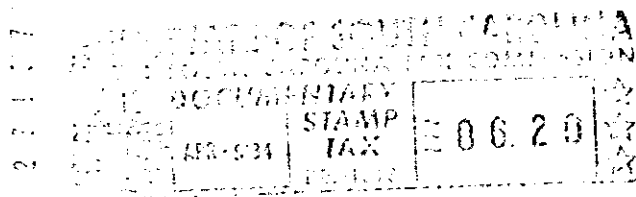
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$15,485.66, 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 the buildings and improvements thereon, situate, lying and being on the northern side of Ashley Avenue (formerly Harrison Street), in the City and County of Greenville, State of South Carolina, being shown as a part of Lots 1 and 2, Block F, on a Plat of Buist Circle recorded in the RMC Office for Greenville County in Plat Book C, at Page 10, and having, according to a more recent plat of the property of Edward C. Gosnell and Margaret O. Gosnell made by R. K. Campbell, Surveyor, dated July 10, 1965, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Ashley Avenue 90 feet from the intersection of Ashley Avenue and Townes Street, and running thence N. 8-36 E. 113 feet to an iron pin; thence S. 74-57 E. 50.8 feet to an iron pin; thence S. 70-44 E. 10 feet to an iron pin; thence S. 9-59 W. 123 feet to an iron pin on Ashley Avenue; thence along the northern side of Ashley Avenue N. 64-25 W. 60 feet to an iron pin, the beginning corner.

The above described property is the same conveyed to the mortgagor, Samuel C. McGee, by Olin D. Willis by Deed dated June 1, 1980, and recorded on June 5, 1980, in the RMC Office for Greenville County, SC, in Deed Book 1127, Page 29, a one-half interest therein having been deeded to the mortgagor, David B. Mann, by Samuel C. McGee by deed recorded in the RMC Office for Greenville County in Deed Book 1156, Page 152, on October 2, 1981.

This mortgage is junior in lien to that certain note and mortgage by Edward C. and Margaret O. Gosnell to Cameron Brown Company in the original amount of \$8,200.00 and recorded on July 15, 1965, in the RMC Office for Greenville County in Mortgage Book 1001, Page 13, the balance now due thereon being \$5,438.52.



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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