

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

GREENVILLE S.C.
R.M.C. OFFICE

THIS MORTGAGE made this 18 day of May, 19 84,

by DAVID MILLER PUTNAM AND KATHRYN TATE PUTNAM

(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, S.C. 29602

WITNESSETH:

THAT WHEREAS, DAVID MILLER PUTNAM AND KATHRYN TATE PUTNAM is indebted to Mortgagee in the maximum principal sum of FORTY THOUSAND AND NO/100 Dollars (\$ 40,000.00), Which indebtedness is evidenced by the Note (Revolving Southern Equity Line) DAVID MILLER PUTNAM AND KATHRYN TATE PUTNAM of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is ~~xxxxxx~~) the terms of said Note and any agreement modifying it are incorporated herein by reference.

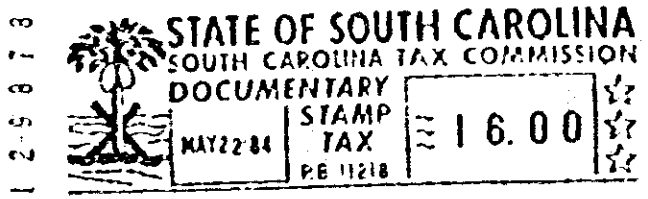
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$ 40,000.00, 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 tract of land, with buildings and improvements thereon or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, in Austin Township, near the City of Mauldin, containing 8.55 acres, more or less, and according to a plat prepared by C. O. Riddle, RLS, entitled "Property of Chandler Rental Property, Inc.," dated May 6, 1977, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 6-E, at Page 57, reference to said plat is hereby craved for a metes and bounds description thereof.

This is the same property conveyed to the above named mortgagors by deed of R.V. Chandler and Co., Inc. dated August 25, 1977, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 1063, page 568 on August 26, 1977.

This mortgage is junior in lien to that mortgage in favor of United Federal Savings and Loan Association (now known as American Federal Bank, F.S.B.), in the original amount of \$48,000.00, recorded in the R.M.C. Office for Greenville County, S.C. in Mortgage Book 1408, page 164 on August 26, 1977.

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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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