

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 12th day of November, 1984.

by Katherine F. Dixon

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

(hereinafter referred to as "Mortgagee"), whose address is 210 Hillcrest Drive, Laurens, S.C. 29360

## WITNESSETH:

THAT WHEREAS, Mortgagor  
is indebted to Mortgagee in the maximum principal sum of Fifteen Thousand and no/100  
Dollars (\$ 15,000.00 ). Which indebtedness is  
evidenced by the Note of Katherine F. Dixon of even  
date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of  
which is Ten (10) 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 \$ 15,000.00, 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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 92 on plat of GLENDALE, recorded in the RMC Office for Greenville County in Plat Book QQ, Page 76 and 77, and having, according to the said plat, the following metes and bounds, to-wit:

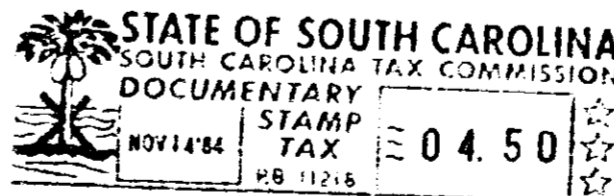
BEINNING at a point on the southeastern side of Fairfield Drive, joint front corner of Lots 92 and 93 and running thence with the southeastern side of Fairfield Drive, N 49-46 E 105.7 feet to a point; thence with the curvature of Fairfield Drive, N 72-26 E 72.7 feet to a point at the joint front corner of Lots 91 and 92; thence S 5-06 W 208.6 feet to a point at the joint rear corner of Lots 91 and 92; thence N 84-59 W 34.4 feet to a point at the joint rear corner of Lots 92 and 93; thence N 40-14 W 150 feet to the point of beginning.

Being the same property conveyed to Kenneth R. Dixon and Katherine F. Dixon by deed of J. O'dell Shaver, recorded 10-8-65 in Book 783, Page 565. Katherine F. Dixon received her husband's one-half interest in the within property as may be seen in the records of Probate Court for Greenville County, Apt. 1171, File 13.

It is understood and agreed that this mortgage is second and junior in lien to that certain mortgage held by Southern Bank and Trust Company, recorded in the RMC Office of Greenville County in Mortgage Book 1600, Page 848 in the original amount of \$6,000.00 recorded on April 5, 1983.

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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):

4.0000