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State of South Carolina

FILED GREENVILLE CO., S. C.

BOOK 1438 PAGE 14

County of GREENVILLE

JUL 13 3 45 PM '78

Mortgage of Real Estate

DONNIE S. TANKERSLEY R.M.C.

THIS MORTGAGE made this 13th day of July 19 78

by Fidelity Trust Corporation, as Nominee for Mike George and Franca George

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 608, Greenville, South Carolina 29602

WITNESSETH:

Fidelity Trust Corporation, as Moninee for Mike George

and Franca George

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 of Fidelity Trust Corporation, as Nominee for Mike George and Franca George of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is Thirty (30) 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 \$ 40,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys 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 with all buildings and improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, in Butler Township, near the City of Greenville, being shown as Lot No. 20 on a plat of Lake Forest Heights made by Piedmont Engineering Service, November 1955 and recorded in Plat Book GG, at Page 153, RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of McCarter Avenue, at the joint front corner of Lots 20 and 19 and running thence with the line of Lot 19, North 10-06 West 205.4 feet to an iron pin; thence North 75 East 128 feet to an iron pin, rear corner of Lot No. 21; thence with the line of Lot No. 21, South 10-43 East 220.3 feet to an iron pin on the Northern side of McCarter Avenue; thence with the Northern side of McCarter Avenue, South 81-50 West 130 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Margaret D. Hill, dated July 13, 1978 and recorded July 13, 1978 in the R.M.C. Office for Greenville County, S. C. in Deed Book 1083 at Page 56.

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX JUL 13 1978 \$ 16.00

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).