

State of South Carolina

S. C.

JUN 13 1980

PCO. 1505 PAGE 488

WESLEY

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE made this 13th day of June, 1980

by William T. Giffin and Doris U. Giffin

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S. C.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, William T. Giffin and Doris U. Giffin is indebted to Mortgagee in the maximum principal sum of Six thousand, Four hundred, Sixty-three, and 52/100-----Dollars (\$ 6,463.52), which indebtedness is evidenced by the Note of William T. Giffin and Doris U. Giffin of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is five 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 \$ 6,463.52 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 improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 488 on plat of the Addition to Section III, Del Norte Estates prepared by Piedmont Engineers and Architects, dated June 1, 1972 and recorded in Plat Book 4-R at page 16 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Sherborne Drive at the joint front corner of Lots 488 and 489 and running thence S 28-33 W, 135.0 feet to an iron pin; thence N 61-27 W, 95.0 feet to an iron pin at the joint rear corner of Lots 488 and 487; thence N 28-33 E, 135.0 feet to an iron pin at the joint front corner of said lots on the southwestern side of Sherborner Drive; thence along and with said drive S 61-27 E, 95.0 feet to an iron pin at the joint front corner of Lots 488 and 489, the point of beginning.

DERIVATION: Deed of Jim Vaughn Enterprises, Inc. recorded in Deed Book 976 at page 66.

Actual amount disbursed is \$6,000.00.

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RECORDED IN DEED BOOK 976 PAGE 66

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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