

State of South Carolina

S. C.

ERW

JUN 30

REC: 1506 FILE: 606

WILEY

Mortgage of Real Estate

County of Greenville )

THIS MORTGAGE made this 26th day of June, 1980.

by Li-Chyun Eric Hsia and Dah-Wui Rachel Huang Hsia

(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, SC 29602

WITNESSETH:

THAT WHEREAS, Li-Chyun Eric Hsia and Dah-Wui Rachel Huang Hsia is indebted to Mortgagee in the maximum principal sum of Eight Thousand Four Hundred Three and 40/100 Dollars (\$ 8,403.40), which indebtedness is evidenced by the Note of Li-Chyun Eric Hsia and Dah-Wui Rachel Huang Hsia of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is eight (8) 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 \$ 8,403.40 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, situate, lying and being in Greenville County, South Carolina, being known and designated as Lot No. 62 on a Plat of WESTMINSTER VILLAGE, Section 1, recorded in the RMC Office for Greenville County in Plat Book 5-L, at Page 58, and having such metes and bounds as are shown on said Plat.

This is the same property conveyed to the Mortgagors herein by deed of Erskine A. Blount, Jr. and Vicki A. Blount, by deed dated July 1, 1980, to be recorded simultaneously herewith.

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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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