

State of South Carolina)
GREENVILLE CO. S. C.

REC-1531 PAGE 624

County of GREENVILLE)
10 28 AM '81

MAIL TO: Mortgage of Real Estate
SADDY & DAVENPORT
P. O. BOX 10267
GREENVILLE, S. C. 29603

JOHNNIE S. FANKERSLEY
R.M.C.

THIS MORTGAGE made this 4th day of February, 19 81.

by Gwyneth R. Goad

(hereinafter referred to as "Mortgagor") and given to Banker's Trust

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

WITNESSETH:

THAT WHEREAS, Gwyneth R. Goad is indebted to Mortgagee in the maximum principal sum of Five Thousand Seven Hundred Twenty-Six and 88/100 Dollars (\$ 5,726.88), which indebtedness is evidenced by the Note of Gwyneth R. Goad of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is February 10, 1985 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 \$ 5,726.88 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney 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 Ward One, City and County of Greenville, being shown and designated as Lot 18, recorded in Plat Book E, Page 132, in the R.M.C. office for Greenville County, and having the following metes and bounds:

BEGINNING at an iron pin on the northwest side of Atwood Street, corner of Lot 15, and running thence N 42-00 W 180 feet to an iron pin; thence S 48-00 E 70 feet to a pin; thence S 42-00 E 180 feet to Atwood Street; thence with Atwood Street N 48-00 E 70 feet to the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

This is the same property conveyed to Gwyneth R. Goad by deed of Spencer A. Goad dated June 20, 1980 recorded in Deed Book 1127 at Page 791 in the R.M.C. office for Greenville County.

THE WITHIN MORTGAGE IS JUNIOR AND SECOND TO A MORTGAGE FROM SPENCER A. GOAD AND GWYNETH R. GOAD TO COLLATERAL INVESTMENT COMPANY DATED JANUARY 11, 1979 IN THE ORIGINAL SUM OF \$24,950.00, RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN MORTGAGE BOOK 1457 AT PAGE 433 AND HAVING A BALANCE DUE OF \$24,400.00 MORE OR LESS.

RECORDED
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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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