

State of South Carolina

S. C.

1539 888

County of GREENVILLE

CONNERSLEY

Mortgage of Real Estate

THIS MORTGAGE made this 24th day of April, 1981

by Raymond A. Vine and Virginia E. Vine

(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:

THAT WHEREAS, We, RAYMOND A. VINE and VIRGINIA E. VINE is indebted to Mortgagee in the maximum principal sum of FORTY-NINE THOUSAND NINE HUNDRED FIFTY and No/100ths Dollars (\$49,950.00), which indebtedness is evidenced by the Note of Raymond A. Vine and Virginia E. Vine of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is April 24, 1989 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 \$ 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 the buildings and improvements thereon, lying and being on the Southwesterly side of Devenger Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 57 on Plat entitled "Foxcroft, Section II, Map I", as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-N at Page 36, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwesterly side of Devenger Road, said pin being the joint front corner of Lots Nos. 56 and 57, and running thence with the common line of said Lots S. 30-42 W. 170 feet to an iron pin at the joint rear corner of Lots Nos. 56 and 57; thence N. 59-18 W. 130 feet to an iron pin joint rear corner of Lots Nos 57 and 58; thence with the common line of said Lots N. 30-42 E. 170 feet to an iron pin on the Southwesterly side of Devenger Road; thence with the Southwesterly side of Devenger Road S. 59-18 E. 130 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Wayne D. Bennett and Linda A. Bennett, dated May 1, 1981, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1147 at Page 263.

This mortgage is subordinate to and junior in lien to that certain Note and Mortgage given by the Mortgagors herein to First Federal Savings & Loan Association in the principal amount of \$55,500.00 dated May 1, 1981, and recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1539 at Page 884.

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).