

State of South Carolina

S.C.)

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County of GREENVILLE

Mortgage of Real Estate

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R.M.C.

THIS MORTGAGE made this 16th day of September, 19 81

by ROSA F. DOUGLAS

(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, ROSA F. DOUGLAS is indebted to Mortgagee in the maximum principal sum of ONE HUNDRED FIVE THOUSAND and no/100 Dollars (\$ 105,000.00), which indebtedness is evidenced by the Note of ROSA F. DOUGLAS of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 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 \$ 105,000.00 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:

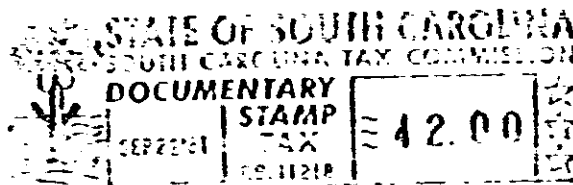
ALL that piece, parcel or lot of land situate at the southeastern intersection of Boxwood Lane and Partridge Lane in the City of Greenville, South Carolina, and being known and designated as Lot No. 14 as shown on a plat of property of E. D. Sloan prepared by Dalton & Neves, Engineers, dated June, 1955, and recorded in the Office of the R.M.C. for Greenville County in Plat Book EE, Page 135, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Partridge Lane at the corner of Lots Nos. 14 and 26 and running along the joint boundary of Lots Nos. 14 and 26 S 23-47 E., 121.4 feet to an iron pin at the corner of Lots Nos. 14 and 15; running thence S. 69-34 W 200 feet along the joint boundary of Lots Nos. 14 and 15 to a point on the eastern side of Boxwood Lane; running thence N 22-59 W along the eastern side of Boxwood Lane 75 feet to an iron pin; running thence around the corner of Boxwood Lane and Partridge Lane, the chord of which is N 18-03 E 36.7 feet to an iron pin on the southern side of Partridge Lane; running thence N. 63-24 E, 175 feet along the southern side of Partridge Lane to the point of beginning.

This property is subject to restrictions applicable to the aforesaid property of E. D. Sloan, recorded in the Office of the R.M.C. for Greenville County, South Carolina in Deed Book 530, at Page 487, and to any existing easements.

This is the same property conveyed to the Mortgagee herein by Deed of Minor Herndon Mickel dated May 11, 1977 and recorded May 16, 1977 in Deed Book 1056 at Page 592 in the R.M.C. Office for Greenville County.

This mortgage is junior in priority to that certain note and mortgage given to Carolina Federal Savings & Loan Association recorded in the R.M.C. Office of Greenville County in Book 1400, Page 119, to secure the original principal sum of \$40,000.00.



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).

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