

Mortgagee's mailing address P. O. Box 608, Greenville, S. C. 29602

State of South Carolina

County of GREENVILLE

OFFICE OF THE REGISTER OF DEEDS
REC'D FEB 13 3 36 PM '81
SOUTH CAROLINA REGISTER OF DEEDS
R.M.C.
BOOK 1532 PAGE 549
Mortgage of Real Estate

THIS MORTGAGE made this 6th day of February, 1981

by Michael L. Boyles and Gloria G. Boyles

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

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

WITNESSETH

THAT WHEREAS Michael L. Boyles and Gloria G. Boyles
is indebted to Mortgagee in the maximum principal sum of Thirty Thousand, Two Hundred Ninety Seven and 39/100 Dollars (\$ 30,297.39), which indebtedness is evidenced by the Note of Michael L. Boyles and Gloria G. Boyles 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 8, 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 \$ 30,297.39 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, lying and being in the County of Greenville, State of South Carolina, known and designated as Lot 10 Ferncreek Subdivision, shown on plat made by Dalton & Neves, Engineers, dated November, 1973 and recorded in the RMC Office for Greenville County in Plat Book 5D at Page 28. Reference to said plat is hereby craved for a metes and bounds description.

This is the same property conveyed to the Mortgagors herein by deed of William E. Smith, Limited, a Partnership, dated September 17, 1975, and recorded in the RMC Office for Greenville County on September 18, 1975 in Deed Book 1024 at Page 390.

This mortgage is junior in lien to that mortgage given by the Mortgagor herein to South Carolina National Bank dated September 17, 1975, and recorded in the RMC Office for Greenville County on September 18, 1975, in Mortgage Book 1349 at Page 34.

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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