## Mortgage of Real Estate

County of GREENVILLE

this MORIGAGE made this 20 day of April 19\_82,
by MARION W. BEACHAM, JR. and PENELOPE P. BEACHAM

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

(hereinafter referred to as "Mortgagee"), whose address is PO Box 287, One Greystone West

Columbia SC 29202

## WITNESSETH:

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

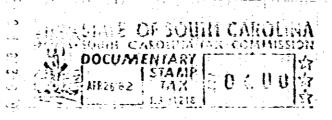
\$ 29,935.97-----, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable altorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that lot of land with buildings and improvements thereon, situate, lying and being on the south side of E. Tallulah Drive in the City of Greenville, in Greenville County, State of South Carolina, being shown as rear portions of Lots No. 35 and 36 on plat of Property of D. T. Smith made by C. M. Furman, Jr. Engineers, dated March 5, 1923, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book F at Page 108 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the south side of E. Tallulah Drive in line of Lot No. 35, said pin being 100 feet west from the southwest corner of intersection of E. Tallulah Drive and Ioka Street and running thence with the south side of Tallulah Drive S. 64-20 W. 100 feet to an iron pin at the corner of Lot No. 33; thence along line of Lot No. 33 S. 25-40 E. 200 feet to an iron pin at the rear corner of Lot No. 37; thence along the line of Lot No. 37 N. 64-20 E. 100 feet to an iron pin; thence running through Lots Nos. 36 and 35 N. 25-40 W. 200 feet to an iron pin on the south side of Tallulah Drive, the beginning corner.

This is the same property conveyed to the Mortgagors herein by Deed of William G. Hagler and Janice W. Hagler dated March 28, 1979 and recorded in the R.M.C. Office for Greenville County in Book 1099 at Page 462.

This mortgage is junior in priority to that certain note and mortgage given to Bankers Trust of South Carolina dated March 28, 1979 and recorded in the R.M.C. Office for Greenville County in REM Book 1461 at Page 180, to secure the original principal amount of \$63,750.00.



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 deerned part of the Property and included in any reference thereto);

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