

State of South Carolina

County of Greenville

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S. C.
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DOHN
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BOOK 1482 PAGE 427

Mortgage of Real Estate

THIS MORTGAGE made this 24th day of September, 19 79

by Joe M. Ravan and Susan F. Ravan

(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, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Joe M. Ravan and Susan F. Ravan is indebted to Mortgagee in the maximum principal sum of Five Thousand and no/100 Dollars (\$ 5,000.00), which indebtedness is evidenced by the Note of Joe M. Ravan and Susan F. Ravan of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is September 24, 1984 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 \$ 5,000.00, 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, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Baldwin Road, being shown and designated as a 3.42 acre tract on Plat of Property of Lila C. Godwin, dated September 23, 1976, prepared by Kermit T. Gould, RLS, recorded in Plat Book 5W at Page 11 and being described more particularly, according to said plat, to-wit:

BEGINNING at a point in Baldwin Road at the joint corner of the within described property and property now or formerly belonging to Shaver, et al, and running thence along the common line of said properties N. 42-08 E. 602.4 feet to an old iron pin; thence S. 81-39 E. 131.23 feet to a new iron pin at the joint corner of property now or formerly belonging to Roy C. Cunningham; thence along the common line of said Cunningham property S. 9-45 W. 511.95 feet to a point in Baldwin Road; thence along said road N. 80-15 W. 453.8 feet to the point of beginning.

Derivation: Deed of Lila C. Godwin, recorded July 11, 1978 in Deed Book 1082 at Page 851.

The lien of this mortgage is junior and secondary to that mortgage of the mortgagors dated March 27, 1979 to the Federal Land Bank of Columbia, South Carolina in the original sum of \$51,300.00 recorded March 27, 1979 in Mortgage Book 1460 at Page 949, which has a present balance thereon of \$51,122.39.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
COUNTY OF GREENVILLE
SEP 25 1979
\$2.80

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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