

State of South Carolina

County of Greenville

FILED
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SOUTH CAROLINA
RECORDERS OFFICE
GREENVILLE

BOOK 1483 PAGE 51

Mortgage of Real Estate

THIS MORTGAGE made this 21st day of September, 1979

by Alfred M. Lipscomb and Millie J. Lipscomb

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 8, Simpsonville, South Carolina 29681

WITNESSETH:

THAT WHEREAS, Alfred M. Lipscomb and Millie J. Lipscomb is indebted to Mortgagee in the maximum principal sum of Eight Thousand and 00/100 Dollars (\$8,000.00), which indebtedness is evidenced by the Note of Alfred M. Lipscomb and Millie J. Lipscomb of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is ninety-six (96) months 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 \$8,000.00, 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 on the northwestern side of Andalusian Trail, in the County of Greenville, State of South Carolina, being known and designated as Lot 95 on a plat of Saddle Horse Farms prepared by R. E. Blackmore, Surveyor, 7/19/74, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R, at page 79, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Andalusian Trail at the joint front corner of Lots 95 and 96 and running thence along the line of Lot 96, N. 34-15-18 W., 203.70 feet to a point; thence along the line of Lot 101, N. 41-08-46 E., 92.64 feet to an iron pin; thence along the line of Lot 93, S. 57-44-26 E., 63.62 feet to an iron pin; thence along the line of Lot 94, S. 34-15-18 E., 171.75 feet to a point on the northwestern side of Andalusian Trail; thence along the said Andalusian Trail, S. 57-15-47 W., 115.04 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Jack E. Shaw Builders, Inc. dated December 28, 1977 and recorded in the RMC Office for Greenville County on December 28, 1977 in Deed Book 1070 at page 832.

This mortgage is junior in lien to that mortgage given by the mortgagors herein to Carolina Federal Savings and Loan Association in the original amount of \$41,600.00 and recorded in the RMC Office for Greenville County in Mortgage Book 1342 at page 551.

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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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