

State of South Carolina

BOOK 1433 PAGE 641

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Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 8th day of October, 1979,

by MICHAEL R. CARTER AND GLORIA D. CARTER

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as "Mortgagee"), whose address is Bankers Trust Plaza, Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, MICHAEL R. CARTER AND GLORIA D. CARTER is indebted to Mortgagee in the maximum principal sum of Twelve Thousand Four and 84/100 Dollars (\$ 12,004.84), which indebtedness is evidenced by the Note of MICHAEL R. CARTER AND GLORIA D. CARTER of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 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 \$ 12,004.84, 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 lot of land in Greenville County, State of South Carolina, being shown as Lot No. 422 on plat of Del Norte Estates, Section V, recorded in the R.M.C. Office for Greenville County in Plat Book 4R, Page 17 and having such metes and bounds as shown thereon.

This is the same property conveyed to the mortgagors by deed of Threatt-Maxwell Enterprises, Inc. recorded in the R.M.C. Office for Greenville County on June 10, 1973, in Deed Book 977, Page 55.

This mortgage is junior in lien to that certain mortgage executed in favor of First Federal Savings & Loan Association in the original amount of \$26,750.00 on June 18, 1975, in Real Estate Mortgage Book 1281, Page 814.

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STATE OF SOUTH CAROLINA
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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).