

State of South Carolina

REC. 1485 PAGE 352

County of GREENVILLE

Mortgage of Real Estate

THIS MORTGAGE made this 22nd day of October 19 79

by Robert G. Tooley and Miriam R. Tooley

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF S. C.

(hereinafter referred to as "Mortgagee"), whose address is 1322 W. Poinsett Street, P. O. Box 867, Greer, South Carolina 29651

WITNESSETH

THAT WHEREAS Robert G. Tooley and Miriam R. Tooley is indebted to Mortgagee in the maximum principal sum of Ten Thousand One Hundred Eighty-Six and 01/100 Dollars (\$ 10,186.01), which indebtedness is evidenced by the Note of Robert G. Tooley and Miriam R. Tooley of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is October 21, 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 \$ 10,186.01 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 tract of land situate, lying and being near the Town of Greer, in the County of Greenville, State of South Carolina and shown and designated as Lot No. 5 on plat prepared by Terry T. Dill, RLS, dated August 15, 1970 and revised September 18, 1970 entitled "Plat of Property of Body C. Lister and Sybil L. Lister", said lot being on the northern side of Brown Drive and according to the afore-mentioned plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-H at page 115, has the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 4 and 5 and running thence with the joint line of said lots N. 12-09 W. 195.5 feet to an iron pin; thence N. 76-55 E. 135.0 feet to an iron pin at the joint rear corner of Lots 5 and 6; running thence with the joint line of said lots S. 13-35 E. 188.0 feet to an iron pin on the northern side of Brown Drive; running thence with the northern side of Brown Drive, S. 73-36 W. 140 feet to an iron pin, point of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

This conveyance is junior to that certain real estate mortgage given by Robert G. Tooley and Miriam R. Tooley to the United States of America (Farmers Home Administration) on November 23, 1977 and recorded in Mortgage Book 1416 at page 932 in the R.M.C. Office for Greenville County on November 28, 1977. This conveyance is the identical property conveyed to Robert G. Tooley and Miriam R. Tooley by deed of Boyd C. Lister and Sybil Lister on November 23, and recorded in Deed Book 1069 at page 134 on November 28, 1977 in the R.M.C. Office for Greenville County.

TOGETHER with all and singular rights, members, hereditaments and appurtenances thereto 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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