

Mortgage of Real Estate

County of Greenville

FILED
GREENVILLE CO. S. C.

THIS MORTGAGE made this 29th day of November, 1979

by Joseph A. Rutkowski and Brunhilde H. Rutkowski

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S. C.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608
Greenville, SC 29602

WITNESSETH:

THAT WHEREAS, Joseph A. Rutkowski and Brunhilde H. Rutkowski
is indebted to Mortgagee in the maximum principal sum of Seventeen Thousand and no/100-----
Dollars (\$ 17,000.00), which indebtedness is
evidenced by the Note of Joseph A. Rutkowski and Brunhilde H. Rutkowski of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is 360 days 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
\$ 17,000.00 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 certain piece, parcel or lot of land in Greenville County, State
of South Carolina, being shown and designated as Lot No. 6 on a plat of HOLLY
TREE PLANTATION, PHASE NO. II, SECTION 2, and made by Piedmont Engineers
and Surveyors dated January 10, 1974, recorded in the R.M.C. Office for
Greenville County, South Carolina in Plat Book 5-D at Page 47 and having,
according to a recent plat of property of Thomas T. Bartosiak, the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Maple Rock Court at
the joint front corner of lots 6 and 7 and running thence with the joint
line of said lots S. 9-55 W. 166.10 feet to an old iron pin; thence N.
42-36 W. 293.8 feet to an old iron pin at the joint rear corner of lots
5 and 6; thence with the joint line of said lots N. 72 E. 209.15 feet to
an old iron pin on the southwestern side of Maple Court; thence with the
southwestern side of Maple Rock Court the following metes and bounds, to-
wit: S. 16-23 E. 50.97 feet to an old iron pin; thence S. 23-15 W. 16.52
feet to an iron pin; thence S. 3-39 E. 30.0 to an iron pin; thence S.
38-50 E. 30.0 feet to an iron pin, the beginning corner.

This mortgage is second and junior in lien to that mortgage given to
Fidelity Federal Savings and Loan Association in the original amount of
\$75,750.00 with a present balance of \$75,478.06 recorded in the R.M.C. Office
for Greenville County, South Carolina on May 2, 1979 in Mortgages Book 1465
at Page 715. This is the same property conveyed to the mortgagors herein by
deed of Thomas T. Bartosiak to be recorded herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
\$ 06.80

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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