

State of South Carolina

BOOK 1493 PAGE 277

Mortgage of Real Estate

County of GREENVILLE

FILED GREENVILLE CO. S.C.

JAN 15 4 35 PM '80

THIS MORTGAGE made this 15TH JANUARY, 1980

by DONNIE C. LOFTIS AND THELMA JEAN LOFTIS

(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, DONNIE C. LOFTIS AND THELMA JEAN LOFTIS is indebted to Mortgagee in the maximum principal sum of TWENTY THOUSAND EIGHT & 00/100 Dollars (\$ 20,008.04), which indebtedness is evidenced by the Note of DONNIE C. LOFTIS AND THELMA JEAN LOFTIS of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is JAN 28, 1988 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 \$ 20,008.04 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 the County of Greenville, State of South Carolina, being shown and designated as Lot No. 1 on plat of a subdivision of the property of Fletcher Black, said plat recorded in the RMC Office for Greenville County in Plat Book "DD", at Page 21. Said lot is triangular in shape, and fronts on Burty Drive 150 feet, has a depth along the northerly side of 314.2 feet, and a depth on the easterly side of 276.1 feet.

The within is the identical property heretofore conveyed to Donnie C. Loftis and Thelma J. Loftis by deed of Alvin Trammell, recorded 28 May 1975, RMC Office for Greenville County, S. C., in Deed Book 1018, at Page 966.

This is a second mortgage, second in priority only to that certain mortgage to Aiken-Speir, Inc., original amount of \$26,500.00, dated 28 May 1975, recorded 28 May 1975, RMC Office for Greenville County, S. C., in Mortgage Book 1340, at Page 250.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 608, Greenville, South Carolina 29602.

GCTC --- 1 JA1580 751

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX \$ 00.01

4.0001 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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