

State of South Carolina

BOOK 1497 PAGE 549

Mortgage of Real Estate

County of Greenville

RECORDED
MAR 11 12 53 PM '80
R.M.C. BANKERSLEY

THIS MORTGAGE made this 4th day of March, 19 80.

by Robert A. Rubidoux and Hazel C. Rubidoux

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

(hereinafter referred to as "Mortgagee"), whose address is 715 Pendleton Street, Greenville

South Carolina

WITNESSETH.

THAT WHEREAS, Robert A. Rubidoux and Hazel C. Rubidoux is indebted to Mortgagee in the maximum principal sum of Twelve Thousand, Nine Hundred Thirty-Four and 60/100 - - - - - Dollars (\$ 12,934.60), which indebtedness is evidenced by the Note of Robert A. Rubidoux of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is March 10, 1985 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 \$ 12,934.60 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 with all improvements thereon or hereafter constructed thereon situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the West side of Augusta Street and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the West side of said Street and running thence S. 86-30 W. 200 feet; thence N. 10-23 W. 75 feet; thence N. 86-30 E. 200 feet to an iron pin on Augusta Street; thence in a Southerly direction with said Street 75 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of John A. Carson on October 26, 1966, recorded in the RMC Office for Greenville County on October 28, 1966, in Deed Book 808, page 363.

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DOCUMENTARY
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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)