

FILED
S.C.
State of South Carolina)
MAY '80)
DEN HERSLEY)
County of Greenville)

BOOK 1499 PAGE 836

Mortgage of Real Estate

THIS MORTGAGE made this 31 day of March, 1980

by Marvin O. Cooper and Mabel E. Cooper

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

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

WITNESSETH:

THAT WHEREAS, Marvin O. Cooper is indebted to Mortgagee in the maximum principal sum of Three Thousand Five Hundred and No/100 Dollars (\$ 3,500.00), which indebtedness is evidenced by the Note of of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 155 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 \$ 3,500.00, 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 lot of land situate on the North side of Woodridge Circle, near the Town of Mauldin, in Greenville County, South Carolina, being shown as Lot No. 35 on plat of Windsor Park made by R. K. Campbell, Surveyor, March 29, 1960, recorded in the RMC Office for Greenville County, S. C., in Plat Book RR, page 25, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Woodridge Circle, at joint front corner of Lots 34 and 35, and runs thence along the line of Lot 34, N. 29-18 E. 216.4 feet to an iron pin; thence N. 76-30 W. 144.4 feet to an iron pin; thence with the line of Lot 35, S. 13-30 W. 200 feet to an iron pin on the North side of Woodridge Circle; thence along Woodridge Circle, S. 76-30 E. 35.2 feet to an iron pin; thence still with the curve of Woodridge Circle (the chord being S. 68-47 E. 64.8 feet) to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Pleasant Homes, Inc. recorded in the R.M.C. Office for Greenville County in Deed Book 680 at page 201.

This is a second mortgage, being junior in lien to that mortgage given to Commercial Credit Plan, Inc. in the original amount of \$15,083.40 recorded in the R.M.C. Office for Greenville County in Mortgage Book 1408 at page 476, and having a balance due on the date hereof of approximately \$6,240.00.

RECORDED
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S.C. DEED & MORTGAGE RECORDS
GREENVILLE COUNTY

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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