

State of South Carolina

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Mortgage of Real Estate

County of Greenville

THIS MORTGAGE made this 28th day of July, 1980

by Douglas E. Bradberry and Virginia C. Bradberry

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 8, Simpsonville, S.C. 29681

WITNESSETH:

THAT WHEREAS, Douglas E. Bradberry and Virginia C. Bradberry is indebted to Mortgagee in the maximum principal sum of Three Thousand and no/100----- Dollars (\$ 3,000.00 ), which indebtedness is evidenced by the Note of Douglas E. Bradberry and Virginia C. Bradberry of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is forty-two(42) months 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 \$ 3,000.00 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 lot of land in the County of Greenville, State of South Carolina, near Simpsonville, known as Lot 3 on plat of HUNTERS ACRES recorded in plat book BB at page 51, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of North Maple Street Extension (formerly Old Stage Road) at the corner of Lot 2, 160 feet south of the intersection of Benson Street, thence S. 60-08 W., 199.9 feet to an iron pin; thence S. 28-40 E., 80 feet to an iron pin; thence N. 60-08 E., 201.4 feet to an iron pin on the western side of said street; thence N. 29-52 W., 80 feet to the point of beginning and being the same property conveyed to the Mortgagors herein by deed of B. F. Reeves, dated February 14, 1962, and recorded February 15, 1962 in the RMC Office for Greenville County in Deed Volume 692 at page 296.

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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