

State of South Carolina

FILED  
GREENVILLE, S. C.

BOOK 1535 PAGE 76

County of GREENVILLE

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Mortgage of Real Estate

THIS MORTGAGE made this 9th day of March, 19 81.

by TIMOTHY ALAN RIDGEWAY

(hereinafter referred to as "Mortgagor") and given to BANKER TRUST OF SOUTH CAROLINA

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 608, North Hill Branch, Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, TIMOTHY ALAN RIDGEWAY is indebted to Mortgagee in the maximum principal sum of Eight Thousand Five Hundred Three and 44/100 Dollars (\$ 8,503.44), which indebtedness is evidenced by the Note of TIMOTHY ALAN RIDGEWAY of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 96 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 \$ 8,503.44 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, situate, lying and being in the State of South Carolina, County of Greenville and being shown and designated as Lot No. 14 on a revised plat, Portion of Map No. 1 of Verdin Estates, dated January 11, 1978, prepared by C. O. Riddle, recorded in the RMC Office for Greenville County in Plat Book 6-H, page 47, and also being shown on a more recent survey entitled "Property Survey for Davidson and Vaughn" prepared by Arbor Engineering dated September 20, 1979, and having, according to the recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Baldwin Circle, joint from corner of lots 13 and 14 and running thence with the common line of said lots, N. 88-27 W., 150.0 feet to an iron pin; thence turning and running along a portion of lot 11, N. 1-33 E., 60.0 feet to an iron pin; thence turning and running still along a portion of lot 11, N. 88-27 W., 64.9 feet to an iron pin; thence along property of Eastdale Sub-division, N. 28-38 E., 44.93 feet to an iron pin; thence along the line of lot 15, S. 88-27 E., 194.45 feet to an iron pin on Baldwin Circle; thence turning and running along the western side of Baldwin Circle, S. 1-33 W., 100.0 feet to an iron pin, the point of beginning.

BEING the same property heretofore conveyed to Timothy Alan Ridgeway and Sandra P. Ridgeway by deed of Davidson-Vaughn, A General Partnership date May 9, 1980 and recorded in Deed Book 1125, page 648 and conveyed by Sandra P. Ridgeway to Timothy Alan Ridgeway by Deed dated December 1, 1980 and recorded in Deed Book 1138 at Page 246.

This is a second mortgage, being subject to a first mortgage granted to First Federal Saving and Loan on May 9, 1980 in the amount of \$42,400.00 and recorded in Mortgage Book 1502 at Page 909 in the RMC Office for Greenville County, South Carolina.

RECORDED  
GREENVILLE, S. C.  
PRIMARY  
STAMP

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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