

GREENVILLE CO. S.C.

Mortgage of Real Estate

County of GREENVILLE

APR 15 10 20 AM '81

THIS MORTGAGE made this 14th day of April, 19 81

by Ralph Montague Laffitte, Jr. and Carol W. Laffitte

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 509, Mauldin, SC

WITNESSETH:

THAT WHEREAS, Ralph Montague Laffitte, Jr. and Carol W. Laffitte is indebted to Mortgagee in the maximum principal sum of Thirty thousand and 00/100* * * Dollars (\$ 30,000.00), which indebtedness is evidenced by the Note of Ralph Montague Laffitte, Jr. and Carol W. Laffitte of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is one year 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 \$ 30,000.00 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 certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina and being known and designated as Lot No. 9 of Meyers Park Subdivision, Section I, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at Page 53 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Rockwood Drive at the joint front corner of Lots Nos. 9 and 10 and running thence with the line of Lot No. 10 S. 68-42 E. 182.3 feet to a point; thence N. 19-12 E. 120.25 feet to an iron pin at the joint rear corner of Lots No. 9 and 8; thence with the line of Lot No. 8 N. 68-45 W. 177.61 feet to an iron pin on the eastern edge of Rockwood Drive; thence with the right of way of Rockwood Drive S. 21-18 W. 120 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of J. D. Dennis, Jr., said deed being of even date herewith and recorded in the R.M.C. Office for Greenville County in Deed Book 1146 at Page 304.

GC TO ----- 3 AP 15 81 13

[Faint recording 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);

030

4328 RV-2