

State of South Carolina

REG. 1559 FILE 965

GREENVILLE COUNTY S.C.

Mortgage of Real Estate

County of GREENVILLE

DECEMBER 14 1981

THIS MORTGAGE made this 14th day of December 19 81

by FRANKLIN D. RICHARDSON, SR., AND BARBARA RICHARDSON

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

Post Office Box 608, Greenville, South Carolina

(hereinafter referred to as "Mortgagee") whose address is WADE HAMPTON BRANCH, Post Office 608, Greenville, South Carolina

WITNESSETH

THAT WHEREAS Franklin D. Richardson, Sr., and Barbara Richardson is indebted to Mortgagee in the maximum principal sum of FIFTEEN THOUSAND TWO HUNDRED SIXTY-SIX AND 40/100 Dollars (\$ 15,266.40 ), which indebtedness is evidenced by the Note of FRANKLIN D. RICHARDSON, SR. & BARBARA RICHARDSON of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 60 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 \$ 15,266.40 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's 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 piece, parcel of lot of land, with all buildings and improvements thereon, situate, lying and being on the northwestern side of Lynch Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 15 on a plat of LINCOLN FOREST, made by Carolina Engineering and Surveying Co., dated October 1, 1961, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY, Page 17, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Lynch Drive at the joint corner of Lots Nos. 14 and 15 and running thence with the common line of said Lots, N. 44-10 W., 131.1 feet to an iron pin; thence S. 45-50 W., 75 feet to an iron pin at the joint rear corners of Lots Nos. 15 and 16; thence with the common line of said Lots, S. 44-10 E., 131.0 feet to an iron pin on the northwestern side of Lynch Drive; thence with the northwestern side of Lynch Drive, N. 45-58 E., 75 feet to an iron pin, the point of beginning.

ALSO: ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the northwestern side of Lynch Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 14 on a plat of LINCOLN FOREST, made by Carolina Engineering and Surveying Co., dated October 1, 1961, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY, page 17, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots No. 14 and 15, on the northwestern side of Lynch Drive, and running thence with the common line of said lots, N. 44-10 W., 131.1 feet to an iron pin; thence N. 45-50 E., 75 feet to an iron pin at the joint rear corner of Lots, S. 44-10 E., 131.2 feet to an iron pin on the northwestern side of Lynch Drive; thence with the northwestern side of Lynch Drive S. 45-58 W., 75 feet to an iron pin, the point of beginning.

BEING the same property conveyed to Franklin D. Richardson, Sr. by deed of Andrew Holmes and Jessie Mae Holmes, dated April 14, 1975 and recorded in the RMC Office in Deed Book 1016, at Page 813.

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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