

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

GREENVILLE S.C.
FEB 3 PM '82

THIS MORTGAGE made this 3rd day of FEBRUARY 1982

by David E. Messick and Helen C. Messick

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S. C.

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

WITNESSETH:

THAT WHEREAS, David E. Messick and Helen C. Messick

is indebted to Mortgagee in the maximum principal sum of Thirty Five Thousand Fourteen Dollars and 04/100 Dollars (\$ 35,014.04), 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 2-15-89 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 \$ 35,014.04 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:

Tract No. 1:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 8.51 acres on a plat prepared by James R. Freeland, R.L.S. & P.E., dated October 7, 1980, and recorded in the RMC Office for Greenville County in Plat Book 8F at Page 34, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Grove Road at the joint front corner of the Thomas property, and running thence along that property line N. 72-35 W. 1236.2 feet to a point on a branch, thence with the meanders of the branch as the line, the traverses of which are N. 19-10 E. 87.6 feet to a point; thence N. 26-00 E. 120.7 feet to an iron pin; thence with the joint line of other property owned by Genie A. Jones, S. 82-50 E. 1154.0 feet to an iron pin in the center of Grove Road, the point and place of beginning.

This is the same property conveyed to the mortgagors herein by deed of Genia A. Jones dated Oct. 8, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1135, Page 78 on October 8, 1980.

ALSO, As to tract #1 this mortgage is second and junior to that certain mortgage given to First Federal Savings and Loan Association, dated Oct. 8, 1980, recorded Oct. 8, 1980 in Mtg. Book 1519 at page 823, in the RMC Office for Greenville County in the original amount of \$60,000.00.

ALSO: - TRACT 2

ALL that certain piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, about 7 miles Southwest of the City of Greenville and being known and designated as Lot Number 21 of the Property of W. P. Timmons, Jr. according to a plat of record in the RMC Office for Greenville County in Plat Book 000 at Page 193, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Southwestern side of Driftwood Drive at the joint front corner of Lots 21 and 22 and running thence with the Southwestern side of Driftwood Drive S. 34-41 E. 117 feet to a point; thence following the curvature of the Southwestern side of a turnaround at the Southeastern end of Driftwood Drive S. 4-41 E. 50 feet to a point; thence continuing with the curvature of said turnaround S. 62-15 E. 54 feet to a point at the joint front corner of this lot and the property now or formerly belonging to J. W. Mahon; thence with the joint side line of this lot and the Mahon property, S. 50-03 W. 83.6 feet to a point; thence continuing with said line S. 48-31 W. 172.3 feet to a point; thence still continuing with said line S. 47-06 W. 303.6 feet to a point; thence still continuing with said line S. 49-10 W. approximately 180.4 feet to a point in a branch at the rear corner of Lot 21; thence

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident (over) 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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