

State of South Carolina

GRV FILED)

1503 110925

Mortgage of Real Estate

County of GREENVILLE

CO. S. C.
10 05 AM '82

THIS MORTGAGE made this 12th day of February, 19 82

by Eugene Roop and Mina J. Roop

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

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

WITNESSETH:

THAT WHEREAS, Eugene Roop and Mina J. Roop is indebted to Mortgagee in the maximum principal sum of Five Thousand and No/100 Dollars (\$ 5,000.00), which indebtedness is evidenced by the Note of Eugene Roop and Mina J. Roop of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is sixty (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 \$ 5,000.00 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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 21 of the subdivision known as WOODRUFF ROAD HEIGHTS according to a plat thereof prepared by Jones Engineering Service, dated April, 1971, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-G, at page 159, reference to which is hereby made for a more complete description by metes and bounds.

This is the same property conveyed to the Mortgagors by Foothills Delta P, Inc. by deed dated May 11, 1978, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1079, at page 351.

This is a second mortgage, being junior in lien to that mortgage given by the Mortgagors to First Federal Savings and Loan Association dated May 11, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1432, at page 326.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA NATURAL GAS COMMISSION
DOCUMENTARY STAMP
FEB 18 82
12.00

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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