

Mortgage of Real Estate

County of Greenville SEP 8 4 26 PM '82

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE made this 3rd day of September, 1982

by Loyd L. and Geraldine G. Hansen

(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, S. C. 29602

WITNESSETH:

THAT WHEREAS, Loyd L. and Geraldine G. Hansen is indebted to Mortgagee in the maximum principal sum of Twelve Thousand and No/100 Dollars (\$ 12,000.00), which indebtedness is evidenced by the Note of Loyd L. and Geraldine G. Hansen 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 \$ 12,000.00 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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the eastern side of Dagenham Drive, in Greenville County, South Carolina, being shown and designated as Lot 77 on a plat of WADE HAMPTON GARDENS, Section 3, made by Piedmont Engineers & Architects, dated March 25, 1964, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY, Page 179, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Dagenham Drive at the joint front corners of Lots 76 and 77 and running thence along the eastern side of Dagenham Drive, N 17-30 E 50.9 feet to an iron pin; thence continuing along the eastern side of said Drive N 24-04 E 49.1 feet to an iron pin at the joint front corners of Lots 77 and 78; thence along the common line of said Lots S 69-32 E 160.4 feet to an iron pin in the line of Lot 84; thence S 20-39 W 101.3 feet to an iron pin at the joint rear corners of Lots 76 and 77; thence along the common line of said Lots N 68-58 W 160.6 feet to an iron pin being the point of beginning.

Derivation: This is the same property conveyed to Mortgagor by deed of David E. Cooper and Joann M. Cooper as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 901, Page 491, on October 30, 1970.

This mortgage is junior and second in lien to that certain note and mortgage given to Fidelity Federal Savings & Loan Association (now American Federal Savings & Loan Association) said mortgage being recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1417, Page 725, on December 5, 1977.

REGISTRY STAMP
4328 RV 27

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).

0.98

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