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GREENVILLE CO. S.C.

BOOK 1403 PAGE 239

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 27th day of November, 1978

by Edgar F. and Patricia A. Seay

(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:

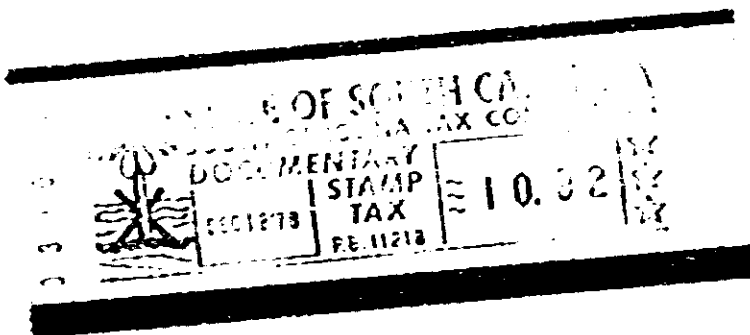
THAT WHEREAS, Edgar F. and Patricia A. Seay is indebted to Mortgagee in the maximum principal sum of Twenty-Seven Thousand Two Hundred Twenty-Four and 85/100 Dollars (\$ 27,224.85), which indebtedness is evidenced by the Note of Edgar F. and Patricia A. Seay of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is One Hundred Eighty-Nine after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference. (189) days

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 \$ 27,224.85 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, together with all buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the southern corner of the intersection of Whittlin Way with Sassafras Drive, being shown and designated as Lot No. 48 on a plat of PEBBLECREEK, PHASE I, made by Enwright Associates, dated September 17, 1973, recorded in the RMC Office for Greenville County, S. C. in Plat Book 5-D at Pages 1, 2, 3, 4, and 5, reference to which plat is craved for a more detailed description.

It is understood that this is a second mortgage subordinate in lien to that mortgage originally executed in favor of First Federal Savings and Loan Association, Greenville, S. C. in the original sum of \$48,800 dated August 1, 1974 and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1318 at Page 475 upon which there is presently a balance due of \$46,500.00.

Being the same property conveyed to the Mortgagors by deed of 4-D Builders Corporation dated April 4, 1975 and recorded in Deed Book 1016, at Page 384.



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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