

State of South Carolina

County of GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 15 4 47 PM '79
DONNIE S. TANKERSLEY
R.M.C.

VOL 1470 PAGE 435

Mortgage of Real Estate

THIS MORTGAGE made this 8th day of June, 19 79,

by Maria S. Stuart

(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:

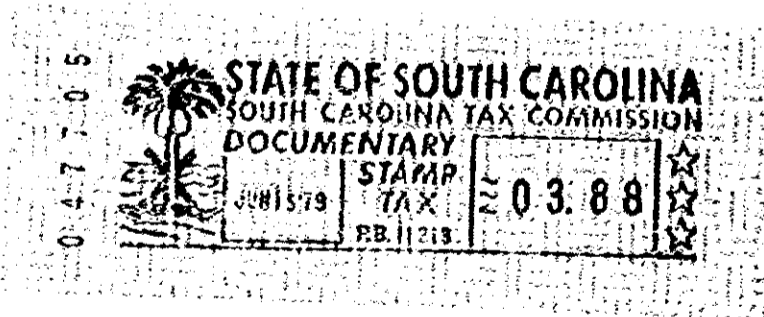
THAT WHEREAS, Maria S. Stuart
is indebted to Mortgagee in the maximum principal sum of Nine Thousand Six Hundred Twelve and
No/100-----Dollars (\$ 9,612.00), which indebtedness is
evidenced by the Note of Maria S. Stuart of even
date herewith, said principal together with interest thereon being payable 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
\$ 9,612.00, 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 situate, lying and being in the
State of South Carolina, County of Greenville, on the northern side of
Bridgewater Drive, being shown and designated as Lot No. 309 on a plat
of BOTANY WOODS, SECTOR VII, made by Piedmont Engineering Service,
dated June 1962, recorded in the RMC Office for Greenville County, S.C.,
in Plat Book YY at Page 76 and 77, reference to which is hereby craved
for the metes and bounds, thereof.

THIS being the same property conveyed to the mortgagor herein and
B. Frederick Stuart by deed of J.R. Dunkley and Carol H. Dunkley
as recorded in the RMC Office for Greenville County, S.C. in Deed Book
1051 at Page 253 and by deed of B. Frederick Stuart as recorded in
the RMC Office for Greenville County, S.C. in Deed Book 1079 at Page
480.

GCTO --- 1 JUN 14 79 152



THIS IS A SECOND MORTGAGE

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);

4328 IV-2