

Mortgagee's address: 116 North East Main Street, P.O. Box 8, Simpsonville, S. C. 29681

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

FILED
GREENVILLE CO. S. C.
JUL 23 3 04 PM '79

1474 001

THIS MORTGAGE made this 23rd day of July 1979

by William F. Finnell and Grace A. Finnell

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

(hereinafter referred to as "Mortgagee"), whose address is 116 North East Main Street, Box 8, Simpsonville, S. C. 29681

WITNESSETH

THAT WHEREAS William F. Finnell and Grace A. Finnell

is indebted to Mortgagee in the maximum principal sum of Thirty Thousand and No/100 Dollars (\$ 30,000.00), which indebtedness is evidenced by the Note of William F. Finnell and Grace A. Finnell of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is January 21, 1980 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 \$ 30,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's 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 in the State and County aforesaid, in Austin Township and having, according to a Plat entitled "Property of Archie K. and Frances S. Ussery" by R. K. Campbell, RLS, dated December 5, 1960, the following courses and distances to-wit:

TRACT 1: BEGINNING at an iron pin on the northern side of East Butler Avenue (formerly known as Pelham Road) at corner of property of J. M. Griffin and running thence with his line N. 33-41 W. 313 feet to an iron pin; thence N. 44-15 E. 263 feet to an iron pin; thence S. 33-08 E. 55.8 feet to an iron pin; thence S. 44-15 W. 75 feet to an iron pin; thence S. 33-08 E. 270.2 feet to an iron pin on the Northern side of East Butler Road (formerly known as Pelham Road); thence in a curved line, the chord of which is S. 48-13 W. 182.7 feet along said road to the beginning corner; being a portion of the property conveyed to us by Archie K. Ussery and Frances S. Ussery by deed dated August 30, 1977 and recorded in the R. M. C. Office for Greenville County on September 6, 1977 in Deed Vol. 1064, Page 186.

This is a second mortgage and is junior in lien to that certain note and mortgage executed by Archie K. Ussery and Frances S. Ussery in the original sum of \$ 8,950.00 in favor of General Mortgage Co. (which mortgage has been assigned to Cameron Brown Company) recorded in the RMC Office for Greenville County in Mortgage Book 845 at Page 361.

0010 02579 001

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
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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