

P O Box 8, Simpsonville, SC 29681

State of South Carolina FILED)
GREENVILLE COUNTY S.C.

BOOK 1431 PAGE 504

Mortgage of Real Estate

County of Greenville SEP 15 AM '79

THIS MORTGAGE made this 12th day of September, 1979

by John E. Ludwig and Suzann C. Ludwig

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 8, Simpsonville, South Carolina 29681

WITNESSETH:

THAT WHEREAS, John E. Ludwig and Suzann C. Ludwig is indebted to Mortgagee in the maximum principal sum of NINE THOUSAND & NO/100 Dollars (\$ 9,000.00), which indebtedness is evidenced by the Note of September 12, 1979 of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is September 15, 1987 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 \$ 9,000.00 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:

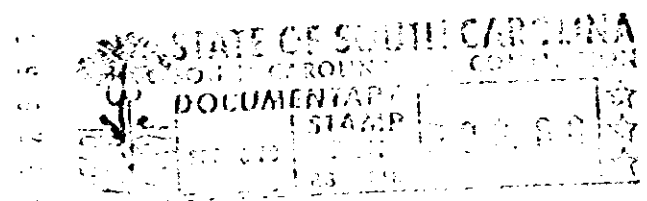
ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, on the southeasterly side of Brookmere Road, being shown and designated as Lot No. 140 on plat of BELLINGHAM, Section No. 2, recorded in the RMC Office for Greenville County in Plat Book "4N", at page 79, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Brookmere Road at the joint front corner of Lots Nos. 140 and 141, and running thence with said road, on a curve, N. 52-53 E., 22.6 feet to a point; thence continuing with said road, N. 43-45 E. 57.4 feet to the joint front corner of Lots Nos. 140 and 139; thence with the joint line of said lots, S. 41-40 E., 152.4 feet to an iron pin; thence S. 44-12 W., 85 feet to the joint rear corner of Lots Nos. 140 and 141; thence with the joint line of said lots, N. 39-49 W., 155.8 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Bellingham, Inc. November 2, 1973, recorded November 5, 1973 in Deed Volume 987 at page 601.

This mortgage is second and junior in lien to that mortgage in favor of First Federal Savings & Loan Association in the original amount of \$20,400.00 Recorded November 5, 1973 in Mortgage Book 1294 at page 618.

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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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