

State of South Carolina

DEC 3 1 34 PM '79
DONNIE TAYLORSLEY
R.H.C.

BOOK 1190 PAGE 154

Mortgage of Real Estate

County of GREENVILLE)

THIS MORTGAGE made this 3rd day of December, 19 79

by James E. Wright

(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,
Simpsonville, South Carolina 29681

WITNESSETH:

THAT WHEREAS, James E. Wright is indebted to Mortgagee in the maximum principal sum of Fifteen Thousand and No/100 Dollars (\$ 15,000.00), which indebtedness is evidenced by the Note of James E. Wright of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is December 15, 1986 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 \$ 15,000.00 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 situate, lying and being in the Town of Simpsonville, County of Greenville, State of South Carolina, on the southern side of Hillcrest Avenue and containing one-half (1/2) acre, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Hillcrest Avenue, said point being 209 feet from the intersection of Hillcrest Avenue and an unnamed street and running thence S.25-15 E. 137.5 feet to a point; thence N.64-30 E. 209 feet to a point in the center of said unnamed street; thence with the center of said unnamed street, N.25-55 W. 137.5 feet to a point in the edge of Hillcrest Avenue; thence along the southern edge of Hillcrest Avenue, S.64-30 W. 209 feet to the point of beginning.

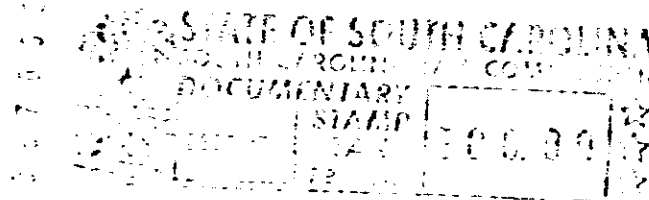
THIS is the same property as that conveyed to the Mortgagor herein by deed from T. B. Wood recorded in the RMC Office for Greenville County in Deed Book 971 at Page 664 on April 3, 1973.

THIS is a second mortgage subject to that certain first mortgage to First Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1413 at Page 912 on October 26, 1977, in the original amount of \$15,000.00, and having a present balance of \$13,749.61.

THE mailing address of the Mortgagee herein is 116 North East Main Street, Simpsonville, South Carolina 29681.

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