

P.O.Box 8, Simpsonville, SC 29681

State of South Carolina

10 28 AM '80
MORTGAGE
SHERSLEY

BOOK 1497 PAGE 621

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 29th day of February, 1980

by Karla S. Tumblin

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

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 8, Simpsonville,

South Carolina 29681

WITNESSETH:

THAT WHEREAS, Karla S. Tumblin
is indebted to Mortgagee in the maximum principal sum of Six Thousand Three Hundred Thirty-two and 58/100 Dollars (\$ 6,332.58), which indebtedness is evidenced by the Note of Karla S. Tumblin of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is fifty-four (54) 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 \$ 6,332.58 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 1 on a plat entitled "Fowler Fields, Section No. 1" by C. O. Riddle Surveying, said plat being recorded in the RMC Office for Greenville County in Plat Book 4F at page 56 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the front joint corner of Lots 1 and 2 and running thence with the southern edge of Wren Way S. 56-19 E. 160 feet to a point at the intersection of Highway No. 14 and Wren Way; thence with the intersection of Highway No. 14 and Wren Way (the chord of which is S. 11-19 E. 28.3 feet to a point on the western edge of Highway No. 14; thence with the western edge of Highway No. 14 S. 33-41 W. 136.9 feet to a point; thence N. 65-36 W. 182.4 feet to a point at the joint rear corner of Lots land 2; thence with the line of Lot 2 N. 33-41 E. 186.5 feet to an iron pin on the southern edge of Wren Way, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Georgia W. Fowler January 15, 1980, recorded January 15, 1980 in Deed Volume 1119 at page 15. This Mortgage is second and junior to that certain note and mortgage given to Georgia W. Fowler in the original amount of \$14,500.00, recorded January 16, 1980 in Mortgage Book 1493 at page 378.

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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