

Mortgagee's mailing address: P.O.Box 608, Greenville, S.C. 29602

State of South Carolina

BOOK 1497 PAGE 978

Mortgage of Real Estate

County of Greenville

FILED
MAR 10 3 32 PM '80
R.S. S. C.
W.C. SRSLEY

THIS MORTGAGE made this 10th day of March, 1980

by Michael S. Trammell and Linda Pace Trammell

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, Michael S. Trammell and Linda Pace Trammell is indebted to Mortgagee in the maximum principal sum of Eight Thousand Seven Hundred Twenty and 04/100 Dollars (\$ 8,720.04), which indebtedness is evidenced by the Note of March 10, 1980 of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is seven (7) years 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 \$ 8,720.04 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 lying, situate and being in the State of South Carolina, County of Greenville, being known and designated as Lot 1 on a plat of "Valleybrook Section 1" prepared by R. B. Bruce, RLS, dated November 24, 1971, and recorded in the R.M.C. Office for Greenville County in Plat Book 4N at Page 60, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Deer Creek Drive and running along the eastern side of Deer Creek Drive at the joint front corner with Lot 2 and running thence along the eastern side of Deer Creek Drive N. 24-11 E. 100 feet to an iron pin; thence S. 65-49 E. 130 feet to an iron pin at the joint corner with Lot 214; thence S. 24-11 W. 100 feet to an iron pin; thence along the joint line with Lot 2 N. 65-49 W. 130 feet to an iron pin on the eastern side of Deer Creek Drive at the Joint corner with Lot 2, being the point of BEGINNING.

This is the same property conveyed to the mortgagors herein by deed of Advance Builders, Inc., of Greenville, now Advance Builders, Inc., dated September 14, 1973 and recorded in the R.M.C. Office for Greenville County on September 14, 1973 in Deed Book 984 at Page 8.

This mortgage is junior in lien to that mortgage on above described property in favor of Wachovia Mortgage Company dated September 14, 1973 and recorded in the R.M.C. Office for Greenville County on September 14, 1973, in Mortgage Book 1290 at Page 695.

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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