

State of South Carolina

1489 1983

Mortgage of Real Estate

County of GREENVILLE

REC'D
MAR 31 17 PM '80
S.C.
HARRISLEY

THIS MORTGAGE made this 31st day of March, 19 80

by Helen M. Hubbard

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 608
Greenville, South Carolina

WITNESSETH:

THAT WHEREAS William S. Hubbard is indebted to Mortgagee in the maximum principal sum of Six Thousand Three Hundred Thirty-Seven and 39/100ths Dollars (\$ 6,337.39), which indebtedness is evidenced by the Note of William S. Hubbard of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is six 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 \$ 6,337.39 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 piece, parcel or lot of land situate, lying and being on the north side of Warner Street in the County of Greenville, State of South Carolina, shown and designated as Lot No. 39 on plat recorded in the R.M.C. Office for Greenville County in Plat Book H at Page 163, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Warner Street at the southeast corner of Lot 2 which iron pin is 170 feet from east side of McDaniel Avenue and running thence along line of Lots 2 and 1 N. 9-35 E. 165 feet to an iron pin in line of property of Donaldson Estate; thence S. 81-15 E. 65 feet to iron pin at northwest corner of Lot No. 38; thence S. 9-35 W. 165 feet to an iron pin on the north side of Warner Street; thence along the north side of Warner Street N. 81-15 W. 65 feet to the point of beginning.

This is the identical property conveyed to James W. Hubbard and Helen M. Hubbard by deed of Benjamin A. Morgan, Jr., dated February 23, 1945, and recorded in the R.M.C. Office for Greenville County in Deed Book 272 at Page 391; the said James W. Hubbard conveyed his one-half interest in the above described premises to Helen M. Hubbard by deed dated April 3, 1948, recorded in said R.M.C. Office in Deed Book 342 at Page 263.

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).