

State of South Carolina

FILED
GREENVILLE, S.C.

BOOK 1500 PAGE 289

APR 15 AM '80

Mortgage of Real Estate

County of GREENVILLE

DEPOSITED BY BANKERS TRUST OF SOUTH CAROLINA

THIS MORTGAGE made this 4th day of April, 19 80

by Clyde M. Hawkins, Jr. and Frances M. Hawkins

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

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 608, Greenville, S.C.
29602

WITNESSETH:

THAT WHEREAS Clyde M. Hawkins, Jr. and Frances M. Hawkins is indebted to Mortgagee in the maximum principal sum of Twelve Thousand Three Hundred Forty-Two and 61/100 Dollars (\$ 12,342.61), which indebtedness is evidenced by the Note of Clyde M. Hawkins, Jr. & Frances M. Hawkins of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is Ninety-Six (96) 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 \$ 12,342.61 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 lot of land with the buildings and improvements thereon situate on the N. side of Anglewood Drive and the east side of Bentbrush Drive, near the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 155 on Plat of Section II, Sheet No. II, of Westwood Subdivision, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-F at Page 45 and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Anglewood Drive at the joint corner of Lots 155 and 156 and runs thence along the line of Lot 156 N. 12-20 W. 70 feet to an iron pin; thence along the line of Lot 156 S. 72-46 W. 171.1 feet to an iron pin on the east side of Bentbrush Drive; thence with the curve of Bentbrush Drive (the chord being S. 15-27 E. 57 feet) to an iron pin; thence continuing with the curve of said Drive (the chord being S. 22-30 E. 43 feet) to an iron pin at the intersection of Bentbrush Drive and Anglewood Drive; thence with the curve of Bentbrush Drive and Anglewood Drive S. 73-50 E. 31.2 feet to an iron pin on the north side of Anglewood Drive thence along Anglewood Drive N. 54-50 E. 114 feet to an iron pin; thence continuing along Anglewood Drive N. 49-35 E. 31 feet to the beginning corner.

THIS being the same property conveyed to the mortgagors herein by deed of Builders & Developers, Inc. as recorded in the RMC Office for Greenville County, S.C. in Deed Book 917 at Page 529, on June 10, 1971.

THIS IS A SECOND MORTGAGE

TOGETHER with all and singular rights, members, tenements and appurtenances thereto in any way, present or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures, now or hereafter attached thereto, of the same being divided part of the Property and included in any reference thereto.

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