

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 23rd day of May, 19 80.

by Morris L. West and Jimmie L. West

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S.C.

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 867

Greer, South Carolina 29651

WITNESSETH:

THAT WHEREAS, Morris L. West and Jimmie L. West is indebted to Mortgagee in the maximum principal sum of Eleven Thousand Eight Hundred Four and 76/100 Dollars (\$ 11,804.76 ), which indebtedness is evidenced by the Note of Morris L. West and Jimmie L. West of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is May 23, 1980 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 \$ 11,804.76 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 parcel or lot of land with improvements thereon, in O'Neal Township of Greenville County, State of South Carolina, lying on the south side of the Old Ansel School Road about two miles north of the City of Greer, and having the following courses and distances, to-wit:

BEGINNING on a iron pin, the southeastern corner of the lot conveyed herein on line of property owned by Miss Corrine West and runs thence with her line N. 0-35 W. 195 feet to a nail in the center of Ansel School Road (iron pin on south bank thereof); thence along the center of said road, N. 79 W. 186 feet to a nail and cap in the center of said road (iron pin on south bank thereof) corner with Eddie Eugene Pollard; thence with his line, S. 12-07 W. 244 feet to an iron pin on line of Miss Corrine West property, thence with her line N. 87-41 E. 232.9 feet to the beginning corner.

ALSO:

All that certain piece, parcel or lot of land situated on the south side of Ansel School Road about two miles northward from the City of Greer, O'Neal Township, Greenville County, State of South Carolina and having the courses and distances according to survey and plat by Terry T. Dill, C. E. dated March 20, 1963, as follows, to-wit:

BEGINNING AT A point in the center of the Ansel School Road, corner of Paterson property, and running thence S. 12-07 W. 243.3 feet to an iron pin; thence S. 87-41 W. 82 feet to an iron pipe thence N. 77-15 W. 25 feet to an iron pin, corner of lot belonging to Eddie Pollard; thence along line of same N. 12-53 E. 263 feet to a point in the center of the Ansel School Road, iron pin back on bank); thence along said road S. 79-00 E. 100 feet to the beginning.

THIS conveyance is subject to all restrictions, setback line, roadways, zoning ordinances easements and rights of way appearing on the property and/or of record. This conveyance is junior to that certain mortgage given by Morris L. West and Jimmie L. West to William Henson on September 1, 1978 and recorded September 13, 1978 in Mortgage Book 1444 at page 79 in the R.M.C. Office for Greenville County. This conveyance is the identical property conveyed to Morris L. West and Jimmie L. West by deeds of May Lorene P. Bryant, Rosa Lee P. Widena, James E. Pollard, J. B. Pollard and A. G. Burnett on September 11, 1978 and August 29, 1978 and recorded on September 13, 1978 in Deed Book 1087 at pages 224 and 222 respectively in the R.M.C. Office for

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).