

State of South Carolina

GR: ED O.S.C.  
MAY 26 PM '81  
R.S. LERLEY  
M.C.

BOOK 1540 PAGE 73

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE made this 1st day of May, 1981

by Hamlin Beattie

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

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

WITNESSETH:

THAT WHEREAS Hamlin Beattie is indebted to Mortgagee in the maximum principal sum of Twenty Thousand and No/100----- Dollars (\$ 20,000.00 ), which indebtedness is evidenced by the Note of Hamlin Beattie of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is eighty-four 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 \$ 20,000.00 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 situate, lying and being on the south-eastern side of Washington Place also known as East McBee Avenue, in the City of Greenville, County of Greenville, State of South Carolina, and having according to a survey prepared by R. E. Dalton, the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Washington Place at the corner of property now or formerly of Goodyear, and running thence with the line of Goodyear property S. 15-57 E. 331.3 feet to a fence post on the edge of the right of way of the C. & W. Railroad; thence with the Northern edge of said right of way S. 69-03 W. 50 feet to a fence post at the rear corner of property now or formerly of Morrison; thence with the line of said Morrison property N. 15-25 W. 320.2 feet to an iron pin on the Southeastern side of Washington Place; thence along the Southeastern side of Washington Place N. 56-00 E. 50 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Patricia M. Barnes dated October 17, 1975 and recorded in the R.M.C. Office for Greenville County, South Carolina, on October 21, 1975 in Deed Volume 1026 at Page 130.

This mortgage is second and junior in lien to that mortgage given in favor of First Federal Savings and Loan Association of Greenville dated August 29, 1980 and recorded in the R.M.C. Office for Greenville County, South Carolina, on August 29, 1980, 1980, in Mortgages Book 1513, at Page 565, in the original amount of \$85,000.00.

REC'D  
MAY 26 1981  
858

RECORDED IN SOUTH CAROLINA  
MAY 26 1981  
\$20,000.00

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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