

RECORDED
OCT 1 3 42 AM '81
RMC OFFICE
GREENVILLE
M. L. S. C.

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 28 day of SEPTEMBER, 19 81

by JOSEPH A. & BONITA B. BLACK a/k/a JOE A. BLACK

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as "Mortgagee"), whose address is P.O. BOX 509, MAULDIN, SOUTH CAROLINA 29662

WITNESSETH:

THAT WHEREAS, Joe A. and Bonita B. Black is indebted to Mortgagee in the maximum principal sum of Thirty thousand and no00/100 Dollars (\$ 30,000.00), which indebtedness is evidenced by the Note of Joe A. and Bonita B. Black 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 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 \$ 30,000.00 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Mauldin, shown and designated as Lot 122 on a plat of HOLLY SPRINGS SUBDIVISION, Secion No. II, which plat is recorded in the RMC Office for Greenville County in Plat Book 4R at page 54; and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the west side of Springvale Drive, joint front corner of Lots Nos. 121 and 122; thence along said road W. 23-28 E. 21.45 feet to an iron pin on said road; thence along said road N. 12-56 E. 78.55 feet to an iron pin, joint front corner of Lots Nos. 122 and 123; thence N. 75-55 W. 147.3 feet to an iron pin rear corner of Lot No. 122; thence along rear line of Lot No. 122 S. 13-04 W. 35 feet to an iron pin; thence S. 20-13 W. 50.7 feet to an iron pin, rear corner of Lot No. 122; thence S. 70-26 E. 150.8 feet to an iron pin on Springvale Drive, joint front corner of Lots Nos. 121 and 122, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Rosamond Enterprises, Inc. dated August 1, 1974 and recorded in the RMC Office for Greenville County in Deed Book 1004 at page 186.

This mortgage is second and junior in lien to that certain mortgage to First Federal Savings & Loan Associated dated August 3, 1974 and recorded in the RMC Office for Greenville County in Mortgage Book 1318 at page 654.

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100281 1019

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
OCT 2 - 31
TAX
\$ 12.00
R 11213

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident to 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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