

AFFIDAVIT
FILED

State of South Carolina

S.C.

JUN '82

BOOK 1574 PAGE 619

County of GREENVILLE

WASLEY

Mortgage of Real Estate
SECOND MORTGAGE

THIS MORTGAGE made this 30th day of JUNE, 1982.

by Roger G. Perry and Elizabeth M. Perry

(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, Roger G. Perry and Elizabeth M. Perry
is indebted to Mortgagee in the maximum principal sum of One Hundred Eighty-Eight Thousand and
No/100 Dollars (\$ 188,000.00), which indebtedness is
evidenced by the Note of JUNE 30, 1982 of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is in accordance with terms 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
\$ 188,000.00 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, and having the
following metes and bounds according to a plat thereof entitled
"Survey for Roger G. Perry" dated December 15, 1975, prepared by Piedmont
Engineers-Architects-Planners and recorded in the R.M.C. Office for
Greenville County, in Plat Book 5 Q at page 26:

BEGINNING at an iron pin on the northeastern side of Saluda Lake
Road at the southwestern corner of property owned by Dr. John H.
Paxton, said iron pin lying 418.5 feet, more or less, northwest of
the intersection of Saluda Lake Road and the center line of White
Horse Road, and running thence with the northeastern side of Saluda
Lake Road, N. 76-45 W. 80 feet to an iron pin on the line of property
of I. H. Philpot; thence with the line of said Philpot property,
N. 0-33 W., 162.25 feet to an iron pin; thence continuing with other
property of I. H. Philpot, S. 87-00 E., 65 feet to an iron pin at the
northwestern corner of the aforesaid Paxton property; thence with
the line of said Paxton property, S. 4-44 E., 177.8 feet to the
point of beginning.

This being the same property conveyed unto Roger G. Perry and Elizabeth
M. Perry by deed from D. H. Philpot, Trustee, recorded in the R.M.C.
Office for Greenville County, S. C. in Deed Book 1031 at page 364, recorded
the 9th day of February, 1976.

This mortgage is inferior in rank to that certain first mortgage in
favor of Fidelity Federal Savings & Loan (American Federal), said
Mortgage being recorded in the R.M.C. Office for Greenville Co., S.C.
in Mortgage Book 1359 at page 832 and recorded February 9, 1976, and
having a present principal balance of \$12,105.27.

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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