

State of South Carolina)

1424 PAGE 695

Mortgage of Real Estate

County of Greenville)

THIS MORTGAGE made this 1st day of March, 1978

by Janet K. Turner and Julian B. Turner

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 608, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Janet K. Turner and Julian B. Turner

is indebted to Mortgagee in the maximum principal sum of Eight Thousand and no/100----- Dollars (\$ 8,000.00 -----), which indebtedness is evidenced by the Note of Janet K. Turner and the guarantee of Julian B. Turner of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is on demand 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 \$ 8,000.00 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, together with improvements thereon situate, lying and being on the northern side of Galax Court and on the eastern side of Green Valley Drive, being shown and designated as Lot 24 on plat of Green Valley Estates by Piedmont Engineering Service, recorded in plat book QQ, pages 2 and 3, Greenville County R.M.C. Office, and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northern side of Galax Court at the joint front corner of Lots 25 and 24 and running with the joint line of said lots N. 30-26 W. 300 feet to a point; thence running S. 47-32 W. 218 feet to a point on the eastern side of Green Valley Drive; thence with Green Valley Drive S. 27-09 E. 100 feet to a point; thence continuing S. 16-20 E. 70 feet to a point; thence with the curve of the intersection of Green Valley Drive and Galax Court, the chord of which is S. 60-56 E. 42.6 feet to a point on the northern side of Galax Court; thence with Galax Court N. 74-28 E. 100 feet to a point; thence continuing N. 70-51 E. 120 feet to the point of beginning and being the same property conveyed to the mortgagors herein by deed of Liberty Properties Corporation, recorded February 1, 1977, in deed book 1050, page 400, Greenville County R.M.C. Office.

This mortgage is second in priority to that certain mortgage given by the mortgagors herein to Greer Federal Savings and Loan Association dated June 10, 1977, in the original principal amount of \$62,000 recorded in mortgage book 1400, page 622.

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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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