

Mortgage of Real Estate

County of GREENVILLE

FILED
GREENVILLE CO. S. C.
OCT 3 11 37 AM '78

THIS MORTGAGE made this 2nd day of October, 1978

by LEE R. BREWER AND GENEVIEVE G. BREWER

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF SOUTH CAROLINA, INC.
P. O. Box 608, Greenville, South Carolina 29602

(hereinafter referred to as "Mortgagee"), whose address is _____

WITNESSETH:

THAT WHEREAS, LEE R. BREWER AND GENEVIEVE G. BREWER
is indebted to Mortgagee in the maximum principal sum of Twenty-Five Thousand and No/100-----
Dollars (\$ 25,000.00), which indebtedness is
evidenced by the Note of _____ of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is November 16, 1978 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
\$ _____, 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, lying situate and being
in Greenville County, State of South Carolina on St. Augustine Drive,
being shown as Lot No. 31 on plat entitled Pelham Estates, recorded in
Plant Book PPP, at Pages 28 and 29 in the RMC Office for Greenville
and having the following metes and bounds description:

BEGINNING at an Iron Pin on St. Augustine Drive at the joint front
corner of Lots 31 and 32, thence N. 58-43 W., 200 feet to an Iron Pin,
the front joint corner of Lots 30 and 31, thence N. 31-17 E., 200 feet
to an Iron Pin; thence S. 58-43 E. for 200 feet to an Iron Pin; thence
S. 31-17 W. for 200 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by
Edward F. Schaack and Mary M. Schaack, dated October 2, 1978 and
recorded in the RMC Office for Greenville County in Deed Book 1089,
at Page 98.

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THIS is a second mortgage lien, junior to that Certain lien of
Greer Federal Savings & Loan in the amount of Forty-Five Thousand
and No/100 (\$45,000.00) Dollars, executed on the second day of
October, 1978.

STATE OF SOUTH CAROLINA
BANKERS TRUST OF SOUTH CAROLINA, INC.
DOCUMENTARY
STAMP
TAX
OCT 3 1978
\$ 10.00
P.B. 11213

3.50 CI
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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