

State of South Carolina

BOOK 1440 PAGE 642

FILED  
GREENVILLE S.C.  
NOV 8 1978

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 6th day of November, 19 78,

by Heinrich O. Comp, Jr. and Judy T. Comp

(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, S.C. 29602

WITNESSETH:

THAT WHEREAS, Heinrich O. Comp, Jr. and Judy T. Comp is indebted to Mortgagee in the maximum principal sum of Forty Seven Thousand Dollars ~~XXXXX~~ (s. 47,000.00), which indebtedness is evidenced by the Note of Mortgagor herein of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is sixty (60) 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 \$ 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, in Greenville County, State of South Carolina, being known and designated as Lot No. 364, Sector VI, of Botany Woods as shown on a plat thereof prepared by Piedmont Engineering Service, May 15, 1963, and recorded in the R.M.C. Office for Greenville County in Plat Book YY at page 131, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Bonaventure Drive and running thence along the joint line of Lots Nos. 364 and 365 S. 8-55 E. 200 feet to an iron pin; thence running S. 73-05 W. 181.0 feet to an iron pin on the western side of Botany Road; thence running along the said Botany Road N. 22-03 W. 155.6 feet to a point; thence continuing along the curve of Botany Road and Bonaventure Drive 36.0 feet to a point; thence running along the southern side of Bonaventure Drive N 66-18 E. 153.0 feet to a point; thence continuing with Bonaventure Drive N. 76-42 E. 48.4 feet to an iron pin, the point of beginning.

This mortgage is subordinate to that certain mortgage given to First Federal Savings & Loan Association recorded in the R.M.C. Office in Mortgage Book 1095 at Page 664 in the original amount of \$40,000.00 and having a present balance of \$30,895.17

This being the same property conveyed to Heinrich O. Comp, Jr. and Judith T. Comp by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1091, at page 507.

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STATE OF SOUTH CAROLINA  
NOTARY PUBLIC  
STAMP  
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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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