

State of South Carolina

VOL 1469 PAGE 60

Mortgage of Real Estate

County of GREENVILLE

FILED GREENVILLE CO. S. C.

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THIS MORTGAGE made this 2nd day of June, 1979

by Betty J. Ballew

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

(hereinafter referred to as "Mortgagee"), whose address is 1/4 S. Main Street,

Simpsonville, South Carolina 29681

WITNESSETH:

THAT WHEREAS Betty J. Ballew

is indebted to Mortgagee in the maximum principal sum of Five Thousand Dollars and No/100 Dollars (\$ 5,000.00), which indebtedness is

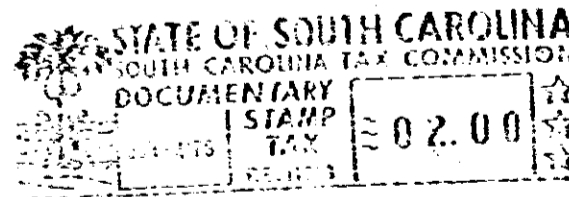
evidenced by the Note of Bankers Trust of South Carolina of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is July 10, 1984 after the date hereof, the terms of said Note and any agreement modifying it are incorporated 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 \$ 5,000.00 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 piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the Woodside Mills Village in the Town of Simpsonville, Greenville County, South Carolina, and being more particularly described as Lot 85, as shown on a plat entitled "A Subdivision of Woodside Mills, Simpsonville, South Carolina" made by Piedmont Engineering Service of Greenville, South Carolina, February 1953, and recorded in the Office of the Register of Mesne Conveyance of Greenville County, South Carolina, in Plat Book GG at Page 5. According to said plat the within described lot is also known as No. 30 First Street and fronts thereon 79 feet.

This being the same property conveyed to the Mortgagor herein by deed of George C. Mayse and Zona C. Mayse dated February 25, 1961 and recorded February 28, 1961, in Deed Book 669, at Page 141.

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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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