

State of South Carolina

County of GREENVILLE

FILED
S. C.
AUG 24 '79
W. C. MASLEY

1400-330

Mortgage of Real Estate

THIS MORTGAGE made this 28th day of August 19 79.

by Wade H. Dent, III and Karen J. Dent

(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 Wade H. Dent, III and Karen J. Dent is indebted to Mortgagee in the maximum principal sum of Fifteen thousand seven hundred seventy-two and 68/100ths Dollars (\$ 15,772.68), which indebtedness is evidenced by the Note of Wade H. Dent, III & Karen J. Dent of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is September 1st, 1986 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 \$ 15,772.68 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, situate, lying and being in the State of South Carolina, County of Greenville, on the westerly side of Middle Brook Road, near the City of Greenville, and being designated as Lot No. 154 on Map No. IV, Section I, Sugar Creek, as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-D at Page 72, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Middle Brook Road, joint front corner of Lots 153 and 154, and running thence along the common line of said lots N. 64-11-34 W. 138.03 feet to an iron pin in the rear line of Lot No. 150; thence along the rear line of Lot 150 S. 50-56-34 W. 43.95 feet to the common corner of Lots No. 154 and 150; thence along the rear line of Lots 140 and 139, S. 13-56-53 E. 147.58 feet to an iron pin at the joint rear corner of Lots 154 and 155; thence along the common line of said lots N. 63-18-31 E. 140.13 feet to an iron pin on the western side of Middle Brook Road; thence along said road on a curve the chord of which is N. 02-50-27 W. 47.94 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Cothran and Darby Builders, Inc., recorded in the RMC Office for Greenville County on February 28, 1977 in Deed Book 1051 at Page 797.

THIS MORTGAGE is junior in lien and secondary only to that certain real estate mortgage of Wade H. Dent, III and Karen J. Dent to First Federal Savings and Loan Association, dated May 26, 1978 and recorded in the RMC Office for Greenville County in Mortgage Book 1433 at Page 312, having a present balance in the approximate amount of \$ 54,521.13.

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RECORDED IN THE PUBLIC OFFICE OF GREENVILLE, S. C.
DOCUMENTARY
AUG 24 1979

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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