

State of South Carolina

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R.M.C. WERSLEY

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Mortgage of Real Estate

County of Greenville

THIS MORTGAGE made this 17th day of September 19 79

by David M. and Dawn M. Jones

(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, Sc 29602

WITNESSETH:

THAT WHEREAS, David M. and Dawn M. Jones is indebted to Mortgagee in the maximum principal sum of Twelve thousand six hundred sixty-seven and 42/100 Dollars (\$ 12,667.42), which indebtedness is evidenced by the Note of David M. and Dawn M. Jones 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 17, 1987 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 \$ 12,667.42 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, being known and designated as Lot No. 176 of a subdivision known as Coach Hills as shown on plat prepared by Piedmont Engineers, Architects & Planners dated September 26, 1974, and recorded in the RMC Office for Greenville County in Plat Book 4-X at pages 85 and 86, Sheet 2 of Coach Hills having been revised on November 25, 1974, and recorded in Plat Book 4-X at page 94.

BEGINNING at an iron pin on the southern side of Olde Orchard Lane, joint front corner of Lots 176 and 177 and running thence with the joint line of said lots, S14-25E 152.93 feet to an iron pin at the joint rear corner of Lots 176 and 177; thence with the rear line of Lot No. 176, S86-54W 91.84 feet to an iron pin on the eastern side of Hitching Post Lane; thence with the eastern side of Hitching Post Lane, N24-12W 116.34 feet to an iron pin at the intersection of Hitching Post Lane and Olde Orchard Lane; thence with the curvature of said intersection, the chord of which is N26-05E 31.94 feet to an iron pin on the southern side of Olde Orchard Lane; thence with the southern side of Olde Orchard Lane, N76-23E 74.10 feet to an iron pin; thence continuing N86-53E 15.32 feet to the point of beginning.

This is that property conveyed to Mortgagor by deed of Builders Unlimited, Inc. recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1026 at page 931.

This is a second mortgage junior to that of First Federal Savings and Loan Association recorded November 7, 1975 in the RMC Office for Greenville County, South Carolina and having a balance this date of \$40,671.27.

STATE OF SOUTH CAROLINA
DOCUMENTARY
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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