

State of South Carolina

GREENVILLE S. C.

1484-592

County of GREENVILLE

Mortgage of Real Estate

THIS MORTGAGE made this 15th day of October, 1979

by Jesse Donald Dobbins, Jr. and Mary H. Dobbins

(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, South Carolina

WITNESSETH:

THAT WHEREAS, Jesse Donald Dobbins, Jr. and Mary H. Dobbins is indebted to Mortgagee in the maximum principal sum of Eight Thousand Sixty-Nine and 72/100ths Dollars (\$ 8,069.72), which indebtedness is evidenced by the Note of Jesse Donald Dobbins, Jr. and Mary H. Dobbins of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 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 \$ 8,069.72 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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Northeastern side of Byrd Boulevard, in the City of Greenville, being known and designated as Lot No. 228 and the rear portion of Lot No. 227, as shown on a plat entitled "Second Revision of Traxler Park", recorded in the R.M.C. Office for Greenville County in Plat Book F at pages 114 and 115, and having, according to said plat and a revised plat recorded in Plat Book G at pages 115 and 116, when described in the aggregate, the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Byrd Boulevard 80 feet southeast of the intersection of Byrd Boulevard and Woodvale Avenue at the joint front corner of Lots Nos. 227 and 228 and running thence with the Northeast side of Byrd Blvd. S. 60-28 E. 75 feet to an iron pin at the joint front corner of Lots Nos. 228 and 229; thence with the line of Lot No. 229 N. 29-32 E. 193.5 feet to an iron pin in the line of Lot No. 235; thence with the line of Lot No. 235 N. 57-40 W. 116.08 feet to an iron pin on the Southern side of Woodvale Ave.; thence with the Southern side of Woodvale Ave. approximately S. 52-56 W. 12 feet to an iron pin; thence along a new line through Lot No. 227 S. 56-12 E. 48 feet, more or less, to an iron pin in the line of Lots Nos. 227 and 228; thence with the line of Lots No. 227 S. 29-32 W. 185 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Jourdan J. Newton dated July 30 1973

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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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