

State of South Carolina

1485 501

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 24th day of October, 1979

by Harry J. Renner

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 608, Greenville, South Carolina 29602, Attn: Phyllis Berry

WITNESSETH:

THAT WHEREAS Harry J. Renner is indebted to Mortgagee in the maximum principal sum of Eleven Thousand, Five Hundred Four and 27/100 Dollars (\$11,504.27), which indebtedness is evidenced by the Note of Harry J. Renner and F. Sue Renner of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 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 \$11,504.27 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 lot of land in the city of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot No. 65 as shown on plat of BROOKSIDE, SEC III, recorded in Plat Book 5P, Page 11 of the R.M.C. Office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Whisperingbrook Drive, the joint front corner of Lots 64 & 65; thence with the joint line of said lots S. 6-14-30 W. 228.15 feet to an iron pin, the rear joint corner with lot No. 67; thence with the line of Lots 67 & 66, N. 65-15-12 E. 162.4 feet to an iron pin rear corner of Lot No. 10, Sec. 1; thence with the line of said lot N. 1-41 E. 62.6 feet to an iron pin rear corner of Lot No. 11, Sec 1; thence with the line of said lot N. 18-27 W. 110 feet to an iron pin on the south side of Whisperingbrook Drive; thence with the curve of the south side of said street, the chord of which is S. 84-46-41 W. 90 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Donald E. Baltz, dated March 9, 1978, and recorded March 21, 1978 in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1075 at Page 673.

This mortgage being a second mortgage and junior in lien to that certain mortgage to First Federal Savings and Loan Association in the original amount of \$48,000.00 and recorded in the R.M.C. Office for Greenville County on September 21, 1977 in Mortgage Vol. 1410 at Page 514, with a current mortgage balance of \$47,451.00.

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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