

State of South Carolina

FILED
GREENVILLE CO. S. C.

BOOK 1493 PAGE 539

JAN 18 3 26 PM '80

Mortgage of Real Estate

County of GREENVILLE DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE made this 14th day of January, 1980

by Richard H. Warder and Sally Warder

(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 29602

WITNESSETH:

THAT WHEREAS, Richard H. Warder and Sally Warder
is indebted to Mortgagee in the maximum principal sum of Nineteen Thousand Two Hundred Fourteen
and 37/100 Dollars (\$ 19,214.37), which indebtedness is
evidenced by the Note of Mortgagors of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is January 20, 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
\$ 19,214.37--- 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 with the buildings and improvements thereon,
situated on the southern side of Aberdeen Drive, in the City of Greenville,
Greenville County, South Carolina, being shown as Lot No. 6 on plat of
Park Hill Terrace, recorded in the RMC Office for Greenville County in
Plat Book J, Page 163, and said lot fronting 70 feet along the southern
side of Aberdeen Drive, running back to a depth of 145.6 feet on the
eastern side, to a depth of 146.6 feet on the western side, and being
65 feet across the rear.

This being the same property conveyed to Mortgagors herein by deed of
Michael G. Burrous dated August 16, 1974 and recorded in the RMC Office
for Greenville County in Deed Book 1005 at page 134.

This mortgage is junior and sub-ordinate to a first mortgage to Federal
National Mortgage Associated dated 26th July 1967 recorded
27 July 1969 in REM Book 1064 at page 465 for a current balance
of \$10,331.54.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. TANKERSLEY
R.M.C.
RECORDED

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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