

State of South Carolina

FILED
GREENVILLE CO. S. C.)
JAN 29 10 42 AM '80
JOHN W. BANKERSLEY)
R.M.C.

200. 1494 433335

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 29th day of January, 1980

by Fred L. Sweeney and Shirley Ann Sweeney

(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:

are THAT WHEREAS, Fred L. Sweeney and Shirley Ann Sweeney are indebted to Mortgagee in the maximum principal sum of Eleven Thousand Three Hundred Seventy-three and 99/100 Dollars (\$11,373.99), which indebtedness is evidenced by the Note of Fred L. Sweeney and Shirley Ann Sweeney of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is February 3, 1985 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 \$ 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 hereinafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville at the Northeastern corner of the intersection of Fairfield Road and Maggie Drive, in Gantt Township, being shown as Lot No. 3, on Plat of Fairfield Place, recorded in Plat Book BB, at page 141, and having, according to said plat, the following metes and bounds, to wit: BEGINNING at an iron pin on the Northern side of Fairfield Road, at the joint front corner of Lots 2 and 3; thence with the line of Lot No. 2, N.36-10W.171.2 feet to pin in line of Lot 5; thence with line of Lot No. 5, S.53-50W.100 feet to pin on Maggie Street, thence with Maggie Street S.36-10E.143.7 feet to pin; thence with the curve of Maggie Street and Fairfield Road, the chord of which is No.79-02E.29.3 feet to pin on Fairfield Road; thence with Fairfield Road N.58-07E.80.3 feet TO THE BEGINNING.

This being the same property conveyed unto the mortgagors herein by deed of Maggie Drummond King, recorded on January 25, 1963, in Deed Book 715, at page 209, in the R.M.C. office for Greenville County, South Carolina.

RECORDED IN GREENVILLE COUNTY SOUTH CAROLINA

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY TAX
JAN 29 1980

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY TAX
JAN 29 1980

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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).