

State of South Carolina

1985 268

County of GREENVILLE

Mortgage of Real Estate

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SOUTH CAROLINA
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SULLIVAN

THIS MORTGAGE made this 11th day of February 19 80

by GUIDO H. CAPRI and AUDREY A. CAPRI

(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, Guido H. Capri is indebted to Mortgagee in the maximum principal sum of Sixty Thousand and No/100 Dollars (\$60,000.00), which indebtedness is evidenced by the Note of Guido H. Capri of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is seven years 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 \$ 60,000.00 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 tract of land, located, lying and being in the County of Greenville, State of South Carolina, lying on the Eastern side of the right-of-way of Augusta Road (U.S. Highway No. 25), being shown and designated as Tract 6, containing 6.25 acres, more or less, on plat entitled "Redeemer Heights, Property of W. J. Sullivan", dated October, 1951, prepared by W. J. Riddle, recorded in the Greenville County RMC Office in Plat Book GG at Page 19, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Augusta Road, at the joint corner of the within tract and property now or formerly of Dunn and running thence, along said Augusta Road, N. 1-31 W., 602.8 feet to an iron pin at the intersection of Augusta Road and Lydia Street; thence, running along Lydia Street N. 71-40 E., 391.3 feet to an iron pin; thence running S. 28-35 W., 523.3 feet to an iron pin at the joint corner of the within tract and Tract No. 4; thence, running S. 65-56 W., 48.8 feet to a cast iron monument; thence continuing S. 66-18 W., 617 feet to an iron pin on the Eastern side of Augusta Road, the point and place of beginning.

This mortgage is junior in priority to that certain note and mortgage heretofore given to Bankers Trust of South Carolina, recorded in the Greenville County RMC Office in REM Book 1356 at Page 318 on December 19, 1975, to secure the original sum of \$125,000.

This is the same property conveyed to the Mortgagors herein by deed of Bankers Trust of South Carolina, as Trustee under the Will of Warthen J. Sullivan, recorded in the Greenville County RMC Office in Deed Book 1029 at Page 118 on December 19, 1975.

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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