

County of GREENVILLE

THIS MORTGAGE made this 14th day of February 19 80

by Donald H. Bright and Sharon M. Bright

(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, Donald H. Bright and Sharon M. Bright is indebted to Mortgagee in the maximum principal sum of Twelve Thousand Five Hundred Thirty-Six and 64/100----- Dollars (\$ 12,536.64-----), which indebtedness is evidenced by the Note of Donald H. Bright and Sharon M. Bright 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 20, 1988 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 \$ 12,536.64----- 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 piece, parcel or lot of land, with the improvements thereon, situate, lying and being at the southeastern corner of the intersection of Smythe Avenue and Stevens Street in the Dunean Mills Village, Greenville County, S.C., and being more particularly described as Lot 7 as shown on a plat entitled "Plat Showing Property of J. P. Stevens & Co., Inc., located in Dunean Mill Village, Greenville County, near Greenville, S.C.", made by Pickell & Pickell, Engineers, Greenville, S.C., March 28, 1956, and recorded in the RMC Office for Greenville County in Plat Book JJ, at Page 167, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Smythe Avenue at the joint front corner of Lots 7 and 8 and running thence with the eastern side of Smythe Avenue, N. 25-37 E. 113.5 feet to an iron pin; thence, N. 60-11 E. 22.3 feet to an iron pin; thence, S. 88-50 E. 22.3 feet to an iron pin on the southern side of Stevens Street; thence with the southern side of Stevens Street, S. 64-23 E. 182.1 feet to an iron pin; thence, S. 25-41 W. 157.2 feet to a wood fence post in the line of Lot 8; thence with the common line of Lots 7 and 8, N. 63-14 W. 94.9 feet to an iron pin, N. 25-23 E. 15 feet to an iron pin, N. 64-37 W. 120 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Louise B. Wykes and Bernice B. Compton, individually and as executrices of the Estate of L. J. Bailey, dated March 26th, 1979, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1100, at Page 76.

This mortgage given to Bankers Trust of South Carolina is junior in lien to that mortgage given by the mortgagors herein to Aiken-Speir, Inc., dated March 26th, 1979, in the amount of \$31,000.00 as recorded in the RMC Office for Greenville County, S.C., in REM Book 1460, at Page 847, which mortgage has subsequently been assigned to the Larchmont Federal Savings and Loan Association, said assignment being recorded in the RMC Office for Greenville County, S.C., in REM Book 1466, at Page 864.

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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