

P.O. Box 867
Greer, SC 29651
State of South Carolina

BOOK 1497 PAGE 951

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 3rd day of March, 1980

by WILLIAM C. CHAPPELL

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 867, Greer, South Carolina 29651

WITNESSETH:

THAT WHEREAS, WILLIAM C. CHAPPELL is indebted to Mortgagee in the maximum principal sum of Fifteen Thousand, Six and 04/100 Dollars (\$ 15,006.04), which indebtedness is evidenced by the Note of WILLIAM C. CHAPPELL of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 10 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 \$ 15,006.04 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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 12 as shown on plat of Sunny Acres, prepared by C. C. Jones, Civil Engineer, August 1961, said plat recorded in the RMC Office for Greenville County, South Carolina in Plat Book XX at Page 5, and having, according to said plat, such metes and bounds as appear thereon.

THIS being the same property conveyed to the mortgagor herein by deed of William F. King, dated May 25, 1962, and recorded in the RMC Office for Greenville County, S.C. on May 30, 1962 in Deed Book 699 at Page 169.

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).