

State of South Carolina

GREENVILLE COUNTY, S. C.

Mortgage of Real Estate

County of GREENVILLE

APR 8 1980

THIS MORTGAGE made this 8th day of April 19 80

by Francis C. Fleener and Beatrice B. Fleener

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S. C.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608

Greenville, SC 29602

WITNESSETH

THAT WHEREAS Francis C. Fleener and Beatrice B. Fleener 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 Francis C. Fleener and Beatrice B. Fleener of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 181 days 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 Chick Springs Township, County of Greenville, State of South Carolina, on the southern side of Gaywood Drive (formerly Piney Ridge Drive) and being known and designated as Lot No. 12 on a plat of property known as "PINEY RIDGE", made for O. A. Wright by Dalton & Neves, dated February, 1952, and recorded in the RMC Office for Greenville County in Plat Book CC at Page 11, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Gaywood Drive, joint corner of Lots 12 and 13 and running thence with the common line of said Lots, S.47-00 E. 170 feet to an iron pin; thence N.43-00 E. 80 feet to an iron pin; thence N.47-00 W. 170 feet to an iron pin on the southern side of Gaywood Drive; thence with the southern side of Gaywood Drive, S.43-00 W. 80 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Dorothy McWhite Garrison Babb recorded in the RMC Office for Greenville County in Deed Book 974 at Page 862 on May 18, 1973.

THIS is a second mortgage subject to that certain first mortgage with Fidelity Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1277 at Page 845 in the original amount of \$13,000.00 and having a present balance of \$10,509.64.

THE mailing address of the Mortgagee herein is P. O. Box 608, Greenville, S. C. 29602.

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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