

State of South Carolina )

Mortgage of Real Estate

County of GREENVILLE )

THIS MORTGAGE made this 15<sup>th</sup> day of May, 1980

by Jimmy H. Bright and Susan H. Bright  
(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina, as trustee under the Will of Fred H. Hudson

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 608, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Jimmy H. Bright and Susan H. Bright is indebted to Mortgagee in the maximum principal sum of Eighty Thousand and no/100 Dollars (\$ 80,000.00), which indebtedness is evidenced by the Note of Jimmy H. Bright and Susan H. 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 20 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 \$ 80,000.00 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 piece, parcel or lot of land in the State of South Carolina, County of Greenville, and all improvements and personal property located thereon, lying on the easterly side of Mitchell Road, and being shown and delineated as that parcel or tract of land on a plat entitled "Property of Jimmy Bright and Susan Bright" dated May 14, 1980 by Freeland & Associates, and recorded in Plat Book 7-1 at Page 24, R.M.C. Office for Greenville County and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at the south and southwesternmost corner of said property located where Mitchell Road is crossed by the right-of-way and easement for Postal Telegraph Company and running thence N 41-51 W 204.3 feet; thence N 34-01 W 130.1 feet; thence N 8-28 W 121.2 feet; thence N 7-53 W 155.4 feet; thence S 84-12 E 180.0 feet along the center line of Edgewood Road; thence S 0-41 E 22.3 feet; thence S 1-37 W 162.2 feet; thence S 84-28 E 144.5 feet; thence S 1-38 W 303.7 feet; thence S 77-25 W 63.1 feet to an iron pin being the beginning corner.

This is the same property conveyed to mortgagors by Threatt Enterprises, Inc., by deed dated May 15, 1980, recorded in Deed Book 1125, Page 851, R.M.C. Office for Greenville County.

This mortgage is junior in priority to that certain note and mortgage given to Fidelity Federal Savings & Loan Association, recorded in the Greenville County R.M.C. Office in Book 1503 at Page 198, to secure the original principal sum of \$95,800.00.

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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