

State of South Carolina

County of GREENVILLE

Mortgage of Real Estate

RECORDED
OCT 11 1980
R.M.C. OFFICE
GREENVILLE S.C.

1503 460

THIS MORTGAGE made this 19th day of May, 1980

by Thomas A. Mosley

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Thomas A. Mosley, Jr. is indebted to Mortgagee in the maximum principal sum of Fifteen Thousand Six Dollars and & 04/100 Dollars (\$ 15,006.04), which indebtedness is evidenced by the Note of Thomas A. Mosley, Jr. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 96 Months 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, with all improvements thereon, situated, lying and being in the State of South Carolina, County of Greenville, City of Mauldin, being known and designated as Lot No. 108 of a subdivision known as Hillsborough, Section Two, as shown on a plat thereof prepared by Jones Engineering Services, recorded in the R.M.C. Office for Greenville County in Plat Book 4F at page 51, and having according to said Plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the South side of Libby Lane, joint front corner of Lots Nos. 108 and 109, and running thence along the joint line of said Lots, S. 7-33 W. 168.2 feet to an iron pin; thence N. 81-14 W. 110 feet to an iron pin, joint rear corner of Lots No. 107 and 108, thence with the joint line of said lots, N. 7-33 E. 165.7 feet to an iron pin on the Southern side of Libby Lane, joint front corner of Lots No. 107 and 108; thence with the southern side of Libby Lane, S. 82-27 E. 110 feet to the point of beginning.

This conveyance is made subject to an restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plat(s) or on the premises.

BEING the same property conveyed to Thomas A. Mosley, Jr. by J and L. Builders, Inc., by deed dated September 29, 1972 and recorded in the R.M.C. Office for Greenville County in Deed Book 956 at page 504.

THIS is a second mortgage, being subject to a first mortgage given to First Federal Savings and Loan Association, dated September 29, 1972, and recorded in Mortgage Book 1251 at Page 427.

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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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