

FRW

State of South Carolina

FOSTER & RICHARDSON

BOOK 1503 PAGE 698

Mortgage of Real Estate

RECORDED
S. C.
JUN 25 AM '80
W. W. WILSON

County of

THIS MORTGAGE made this 20th day of May, 1980.

by Charles B. Richardson, III

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

(hereinafter referred to as "Mortgagee"), whose address is _____

WITNESSETH:

THAT WHEREAS Charles B. Richardson, III is indebted to Mortgagee in the maximum principal sum of ten thousand four and 04/100 Dollars (\$ 10,004.04), which indebtedness is evidenced by the Note of Charles B. Richardson, III of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is June 4, 1986 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 \$10,004.04 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 piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, on the western side of Wembly Road, being known and designated as Lot No. 4, as shown on a Plat of Gower Estates, Section F, made by Campbell & Webb Surveying and Mapping Company, November, 1965, and recorded in the RMC Office for Greenville County, in Plat Book "JJJ", at Page 99, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Wembly Road, at the joint front corner of Lots 4 and 5, and running thence with the common line of said Lots S. 63-45 W. 236.2 feet to an iron pin; thence running N. 26-15 W. 115 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence with the common line of said Lots N. 63-45 E. 269.2 feet to an iron pin on the western side of Wembly Road; thence with the line of said Wembly Road S. 7-04 E. 66.4 feet to an iron pin; thence continuing along line of Wembly Road S. 15-41 E. 54.8 feet to an iron pin, the point of beginning.

This being the property conveyed to the mortgagor herein by deed dated June 16, 1972, and recorded June 16, 1972, in Deed Book 946 at Page 380.

Grantor: M. B. Hamby

This mortgage is subordinate and junior to that first mortgage in favor of Fidelity Federal Savings & Loan Association dated May 25, 1973, and recorded May 25, 1973, in the original principal amount of \$44,000.00 in Mortgage Book 1278 at Page 446, and having a present principal balance of \$39,975.09.

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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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