

State of South Carolina)
S.C.

REC: 1596 PAGE 108

Mortgage of Real Estate

County of Greenville)
S.C.

THIS MORTGAGE made this X 20th day of X June 1980

by Richard R. and Patricia B. McDonald

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 509, Mauldin, S. C.

WITNESSETH:

THAT WHEREAS, X Richard R. McDonald is indebted to Mortgagee in the maximum principal sum of Seventy thousand and 00/100----- Dollars (\$ 70,000.00), which indebtedness is evidenced by the Note of X Richard R. McDonald of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is monthly 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 \$ 70,000.00 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying and being on the northwesterly side of Silver Pine Court near the City of Greenville, S.C., being known and designated as Lot No. 318 on plat entitled "Map No. 1, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 5D, at page 18, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Silver Pine Court, said pin being the joint front corner of Lots 317 and 318, and running thence with the common line of said lots N.56-26-05 W.159.98 feet to an iron pin; thence S.37-44-23 W. 132.27 feet to an iron pin; thence S. 63-01-00 E. 174.41 feet to an iron pin on the northwesterly side of Silver Pine Court; thence with the northwesterly side of said Court N. 31-41-41 E. 111.99 feet to an iron pin, the point of beginning.

This is the identical piece of property conveyed to the mortgagors herein by deed of Narasimhan Calamur and Shantha Calamur dated August 15, 1977, and filed in the above RMC office in Deed Book 1063 at page 974.

This mortgage is junior in lien to that mortgage given by Narasimhan Calamur and Shantha Calamur to Fidelity Federal Savings & Loan Association, Greenville, South Carolina, assumed by the mortgagors herein and filed in the above RMC office in Mortgage Book 1317 at page 707.

SC TO UN25 80 836

STATE OF SOUTH CAROLINA
RECORDS & DEEDS DIVISION
MORTGAGE STAMP
JUN 20 1980
\$ 70,000.00

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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