

State of South Carolina

1508 866

Mortgage of Real Estate

County of

THIS MORTGAGE made this 15th day of November, 1979.

by DEANE A. MCKINLEY AND TONI R. MCKINLEY

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF SOUTH CAROLINA

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

WITNESSETH.

THAT WHEREAS, DEANE A. MCKINLEY AND TONI R. MCKINLEY is indebted to Mortgagee in the maximum principal sum of Eight Thousand Four Hundred and No/100----- Dollars (\$ 8,400.00), which indebtedness is evidenced by the Note of Deane A. McKinley and Toni R. McKinley of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 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 \$ 25,000.00 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 lot of land situate on the southeast side of Ponderosa Road, in the City of Greenville, in Greenville County, South Carolina, being shown as Lot 19 on plat of Section C-1 of Gower Estates, made by R. K. Campbell and Webb Surveying & Mapping Company, July 27, 1962, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY, page 112 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Ponderosa Road at the joint front corner of Lots 18 and 19 and running thence along the line of Lot 18, S. 62-41 E. 178.3 feet to an iron pin; thence N. 21-11 E. 173.8 feet to an iron pin, the joint rear corner of Lot 19 and Lot 20, thence along the line of Lot 20, N. 68-45 W. 185 feet to an iron pin on the southeast side of Ponderosa Road; thence along Ponderosa Road, S. 14-53 W. 75 feet to an iron pin; thence still along Ponderosa Road, S. 22-20 W. 80 feet to the beginning corner.

Derivation: L. G. Teachey, Jr., dated July 17, 1978, recorded in the RMC Office for Greenville County, South Carolina, on July 20, 1978, in Deed Book 1083, Page 568.

This mortgage is executed for the purpose of correcting the amount of the mortgage indebtedness as shown on a previously executed mortgage on file in the RMC Office for Greenville County in Mortgage Book 1473, at page 602. The mortgage indebtedness designated on the face of said mortgage was erroneously stated as \$12,900.00

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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