

State of South Carolina

1509 684

Mortgage of Real Estate

County of Greenville

GREENVILLE, S. C.

THIS MORTGAGE made this 25th day of July, 1980

by Eddie Bolden and Nellie V. Bolden

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

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

Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, Eddie Bolden and is indebted to Mortgagee in the maximum principal sum of Ten Thousand Eight Hundred Forty-Three and 20/100 Dollars (\$ 10,843.20*), which indebtedness is evidenced by the Note of Eddie Bolden of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 8 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 \$ 10,843.20* 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, at the southwest corner of the intersection of Staunton Bridge Road and Sunnyview Drive being known and designated as Lot No. 2 on plat of Staunton Heights subdivision recorded in the R.M.C. Office for Greenville County in Plat Book XX, at Page 1, reference to which is made for a more complete description.

This is the same property conveyed to the mortgagors, Eddie Bolden and Nellie V. Bolden, by Bennett and Rowland Builders, Inc, by deed recorded in the R.M.C. Office for Greenville County in Deed Book 876, at Page 536, on November 3rd, 1969.

This mortgage is junior and inferior to a certain first mortgage in favor of Aiken Loan Company, which mortgage is recorded in the R.M.C. Office for Greenville County in RE: Book 1141, at page 57, and has a present principal balance of approximately \$18,000.00.

SCTO ----- AU-4 80 1230

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, ON JULY 25, 1980.

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).

4:00 P.M. 1230

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