

Mortgagee's Address: P. O. Box 8, Simpsonville, S. C. 29681

State of South Carolina

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Mortgage of Real Estate

County of Greenville

THIS MORTGAGE made this 8th day of August, 1980

by Steve Freeman and Joanne Freeman

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 8, Simpsonville, S. C. 29681

WITNESSETH:

THAT WHEREAS, Steve Freeman and Joanne Freeman is indebted to Mortgagee in the maximum principal sum of Ten Thousand and No/100 Dollars (\$ 10,000.00), which indebtedness is

evidenced by the Note of Steve Freeman and Joanne Freeman of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is August 8, 1987 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 \$ 10,000.00 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 the buildings and improvements thereon, lying and being at the southwesterly corner of the intersection of Patton Drive and Meadors Avenue, in the City of Greenville, S. C., and being known and designated as Lot No. 37 as shown on plat of Augusta Acres as recorded in the RMC Office for Greenville County, S. C., in Plat Book S, Page 201, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly corner of the intersection of Meadors Avenue and Patton Drive, and running thence with Patton Drive S. 8-16 E. 175 feet; thence S. 81-44 W. 100 feet; thence N. 8-16 W. 200 feet to an iron pin; thence N. 81-44 E. 75 feet; thence S. 53-16 E. 35.4 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of William J. Cooley, Jr. and Diane H. Cooley dated August 8, 1980, and to be recorded of even date herewith.

It is agreed and understood that this mortgage is second and junior in lien to that certain mortgage given to Administrator of Veterans' Affairs dated August 8, 1975, and recorded on December 3, 1975, in the RMC Office for Greenville County in Mortgage Book 1355, at Page 15.

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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