

State of South Carolina GREENVILLE COUNTY, S.C.

1312-626

County of Greenville

FILED
AUG 26 3 14 AM '80
DONNIE BANKERSLEY
R.M.C.

Mortgage of Real Estate

THIS MORTGAGE made this 20 day of August, 1980

by Jim P. Griffith

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

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 608, Greenville, SC 29602

WITNESSETH:

THAT WHEREAS, Jim P. Griffith is indebted to Mortgagee in the maximum principal sum of Seventeen Thousand Five Hundred Seven and 04/100 Dollars (\$ 17,507.04), which indebtedness is evidenced by the Note of Jim P. Griffith of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 96 months after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

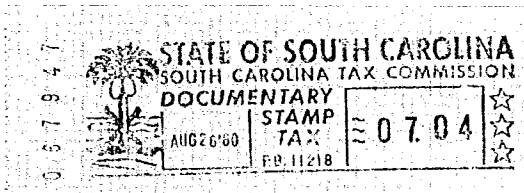
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of 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 \$ 17,507.04 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, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 96, Section 2, Wellington Green Subdivision, on the Southern side of Kenilworth Drive, as shown on a plat prepared by Piedmont Engineers, dated April 1963, and recorded in the Office of the RMC for Greenville County, South Carolina, in Plat Book YY at Page 117 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Kenilworth Drive at the joint front corner of Lots 76 and 96 and running thence with Lot 76 S. 33-45 E. 175 feet to an iron pin at the joint rear corner of Lots 76 and 96; thence N. 56-15 E. 100 feet to an iron pin; thence N. 33-45 W. 175 feet to an iron pin on Kenilworth Drive; thence with said Drive S. 56-15 W. 100 feet to the point of Beginning.

This is the same property conveyed to the Mortgagor by deed of James D. Harvey and Suzanne C. Harvey recorded in the RMC Office of Greenville County in Deed Book 980 at page 41 on July 26, 1973. This mortgage is junior to that loan of Fidelity Federal Savings & Loan Association recorded in R.M.C. Office for Greenville County in Mortgage Book 1203 at page 445.

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4 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).