

State of South Carolina

County of GREENVILLE

GREENVILLE, S. C.
SEP 23 4 11 PM '80
DONNIE B. WATKINS
R.M.C.

1317-261

Mortgage of Real Estate

THIS MORTGAGE made this 23rd day of September, 19 80.

by Roger Keith Cobb and Deborah J. Cobb

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

P. O. Box 608, Greenville, S. C., 29602

(hereinafter referred to as "Mortgagee"), whose address is _____

WITNESSETH:

THAT WHEREAS, Roger Keith Cobb and Deborah J. Cobb is indebted to Mortgagee in the maximum principal sum of Ten Thousand Seven Hundred Sixty-Six and 79/100 Dollars (\$ 10,766.79), which indebtedness is evidenced by the Note of Mortgagors of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is Sixty (60) 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 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 \$ 10,766.79 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, located, lying and being in the County of Greenville, State of South Carolina, on the southwestern side of Vine Hill Road and shown and designated as Lot 231 on a plat of Pine Forest recorded in the R.M.C. Office for Greenville County in Plat Book 00, at pages 106 and 107, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Vine Hill Road at the joint front corner of Lots 231 and 232 and running thence with the southern side of Vine Hill Road S. 61-53 E. 125 feet to an iron pin; thence with the curve of Vine Hill Road, the chord of which is S. 12-09 E. 64.6 feet to an iron pin on the western side of Vine Hill Road; thence with the western side of Vine Hill Road S. 37-35 W. 102.1 feet to an iron pin at the joint front corner of Lots 230 and 231; thence with the joint line of said lots, N. 61-53 W. 150 feet to an iron pin at the corner of Lot 232; thence with the joint line of Lots 231 and 232, N. 28-07 E. 150 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagors herein by J. Harold Hawkins and Eugenia Hawkins by deed dated and recorded June 23, 1978 in the R.M.C. Office for Greenville County, Greenville, S. C., in Deed Book 1081, at Page 816.

This mortgage is given in consideration of and is junior in rank to that mortgage dated April 28, 1978 in favor of United Federal Savings and Loan Association in the original amount of \$34,000.00 said mortgage being recorded in R.M.C. Office for Greenville County in Mortgage Book 1430, at page 417 and having the present balance thereon in the amount of \$29,901.27.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
10432
1317261

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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