

State of South Carolina

BOOK 1521 PAGE 743

U.C.
OCT 23 1 37 PM '80
SONNIE S. BANKERSLEY
R.H.C.

Mortgage of Real Estate

County of GREENVILLE)

THIS MORTGAGE made this 17th day of October, 1980

by Hennon H. Styles and Judith W. Styles

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 509, Mauldin, S.C., 29662

WITNESSETH:

THAT WHEREAS, Hennon H. Styles and Judith W. Styles is indebted to Mortgagee in the maximum principal sum of ten thousand four dollars and 04/100 Dollars (\$ 10,004.04), which indebtedness is evidenced by the Note of Hennon H. Styles 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 \$ 10,004.04 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 State of South Carolina, County of Greenville, being shown and designated as Lot No. 2 on plat of SHILOH ESTATES, Section 2, prepared by T. H. Walker, dated March 10, 1973, and being further shown on a more recent plat by Freeland & Associates, dated July 3, 1979, entitled "Property of Hennon H. Styles and Judith W. Styles", recorded in Greenville County Plat Book 7-J at Page 5, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of Shiloh Lane, at the joint front corner with Lot 3, and running thence with the joint line with Lot 3, S. 79-50 E. 175 feet to a point; thence S. 10-10 W. 214.3 feet to a point at the joint rear corner with Lot 1; thence with the joint line with Lot 1, N. 79-50 W. 175 feet to an iron pin, said iron pin being N. 10-10 E. 192.65 feet from the northeastern intersection of Shiloh Lane with McCall Road; thence with the eastern edge of Shiloh Lane, N. 10-10 E. 214.3 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of A. J. Prince Builders, Inc., dated July 5, 1979, and recorded that same date in Greenville County Deed Book 1106 at Page 175.

THIS IS A SECOND MORTGAGE, junior in lien to that mortgage from Hennon H. Styles and Judith W. Styles to First Federal Savings & Loan Association, dated July 5, 1979, and recorded that same date in Greenville County REM Volume 1472 at Page 557, in original principal amount of \$39,000.00.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX \$ 0.104

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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