

State of South Carolina

BOOK 1425 PAGE 227

County of GREENVILLE

Mortgage of Real Estate

GREENVILLE S.C.  
NOV 23 PM '80  
MCCANNERSLEY

THIS MORTGAGE made this 26th day of November, 19 80

by Barrett P. and Shirley A. Taft

(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, SC 29602

WITNESSETH:

THAT WHEREAS, Barrett P. and Shirley A. Taft is indebted to Mortgagee in the maximum principal sum of Eighty Thousand and no/100----- Dollars (\$ 80,000.00 ), which indebtedness is evidenced by the Note of Barrett P. and Shirley A. Taft of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is ninety (90) days 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 \$ 80,000.00 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 piece, parcel or lot of land situate, lying and being on the Southern side of Greybridge Drive, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 3 as shown on a plat entitled "Trollingwood, Section I", prepared by Enwright Associates, dated September 30, 1971, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R at Page 13 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Greybridge Drive at the joint front corner of Lots Nos. 2 and 3 and running thence with the line of Lot No. 2 S. 2-05 E. 200.6 feet to an iron pin at the normal pool line of a lake known as Lake Trollingwood; thence with the normal pool line of said lake, N. 87-57 W. 145 feet to an iron pin; thence continuing with the normal pool line of said lake, S. 77-18 W. 20 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; thence with the line of Lot No. 4 N. 4-20 E. 200.2 feet to an iron pin on the Southern side of Greybridge Drive; thence with the Southern side of Greybridge Drive, S. 89-57 E. 142 feet to the point of beginning.

This being the same property acquired by the Mortgagors by deed of R. B. Landers and Vozelle M. Landers of even date to be recorded herewith.

This is a second mortgage junior in lien to that mortgage to United Federal Savings and Loan Association in the original amount of \$56,000.00 recorded in the RMC Office for Greenville County in Mortgage Book 1425 at Page 762 on March 9, 1978, which was assumed by the Mortgagors by executing a new note and mortgage to be recorded herewith.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
\$ 22.00

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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