

State of South Carolina

DEC 5 1 42 PM '80  
S.C. S. C.  
RMSLEY

REC 1528 PAGE 907

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 5th day of December, 19 80,

by RON F. LEVIN

(hereinafter referred to as "Mortgagor") and given to ALLAN I. RUBENSTEIN

(hereinafter referred to as "Mortgagee"), whose address is 35 Spinaker Court, Greenville, S.C. 29611

WITNESSETH:

THAT WHEREAS, Ron F. Levin is indebted to Mortgagee in the maximum principal sum of Nineteen Thousand and No/100 Dollars (\$ 19,000.00), which indebtedness is evidenced by the Note of Ron F. Levin of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 20 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 \$ 19,000.00, 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 in the County of Greenville, State of South Carolina, on the Northern side of Stanley Drive, near the City of Greenville, being shown as Unit 35 on plat of Harbor Town, recorded in the RMC Office for Greenville County in Plat Book 5P at Pages 13 and 14, and being more particularly described as follows:

BEGINNING at a point at the joint corner of Units 35 and 36 and thence running S. 51-34 E., 68.8 feet; thence turning and running S. 38-26 W., 21.5 feet; thence turning and running N. 51-34 W., 68.8 feet; thence turning and running N. 38-26 E., 21.5 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Allan I. Rubenstein recorded in the Greenville County RMC Office in Deed Book 1138 at Page 587 on the 8 day of December, 1980.

This mortgage is junior in priority to that certain note and mortgage heretofore given and granted to Mid-South Mortgage Company, Inc., recorded in the Greenville County RMC Office in REM Book 1411 at Page 289.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
MORTGAGEE'S RECEIPT  
RECEIVED BY ALLAN I. RUBENSTEIN  
DATE 12 05 1980

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).

0907

4328 RV-2