

State of South Carolina

S. C. )

1527-700

Mortgage of Real Estate

County of GREENVILLE

FM '80

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THIS MORTGAGE made this 12th day of December 1980

by Roger J. Dean and Carol L. Dean

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 608, Greenville, South Carolina 29602

WITNESSETH

THAT WHEREAS Roger J. Dean and Carol J. Dean is indebted to Mortgagee in the maximum principal sum of Eleven Thousand Five Hundred Four and 64/100ths Dollars (\$ 11,504.64 ), which indebtedness is evidenced by the Note of Roger J. Dean and Carol L. Dean of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 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) (1) 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 (2) 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 \$11,504.64 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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lots Nos. 134 and 135, as shown on a plat entitled "Section No. 3, Colonial Hills," which plat has been recorded in the R.M.C. Office for Greenville County in Plat Book BBB at Page 91, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern edge of Ardmore Drive at joint front corner of Lots Nos. 135 and 136 and running thence N. 11-45 W. 185 feet to an iron pin; thence N. 81-40 E. 180 feet to a point in the joint rear corner of Lots Nos. 133 and 134; thence with the line of Lot No. 133 S. 14-41 E. 172.4 feet to a point on the northern edge of Ardmore Drive; thence with Ardmore Drive S. 78-16 W. 210 feet to point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Jim Williams, Inc. dated August 15, 1973, and recorded in the R.M.C. Office for Greenville County in Deed Book 982 at Page 201.

The lien of the within mortgage is second and subsequent to the lien of that certain mortgage given by the mortgagors herein to Security Federal Savings and Loan Association dated August 15, 1973, and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1288 at Page 475, in the original principal amount of \$20,750.00.

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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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