

Mortgagee's Address: P. O. Box 8, Simpsonville, South Carolina 29681

State of South Carolina (GREENVILLE CO. S.C.)

FILED 1534 250

Mortgage of Real Estate

County of GREENVILLE 5 9 11 AM '81

DONNIE S. TANKERSLEY

R.M.C.

THIS MORTGAGE made this 27th day of February, 19 81

by PARNELL Q. DuBOIS and BLANCH DuBOIS

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 8, Simpsonville, S. C., 29681

WITNESSETH:

THAT WHEREAS, PARNELL Q. DuBOIS and BLANCH DuBOIS is indebted to Mortgagee in the maximum principal sum of Six Thousand Eight Hundred Seventy Nine & 35/100 Dollars (\$ 6,879.35), which indebtedness is evidenced by the Note of PARNELL Q. DuBOIS and BLANCH DuBOIS of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is February 25, 1985 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 \$ 6,879.35 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 State of South Carolina, County of Greenville, in Hopewell Community containing 5.00 acres as shown on plat entitled "Property of James Robert Gault" prepared by Campbell and Clarkson dated April 6, 1968, and recorded in Plat Book ZZZ, at Page 7 in the RMC Office for Greenville County and having the following metes and bounds, to-wit:

BEGINNING at an iron pin near the center of a County road called Richardson Road at joint corner of 7.41 acre tract owned by J. E. Russell; thence along Russell line S. 50-19 E. 996.75 feet to an iron pin on property of Lewis Thackston; thence along Thackston line N. 29-15 E. 93.5 feet to an iron pin in the center of a branch; thence along other property now or formerly of James E. Russell and Mary K. Russell N. 28-51 W. 716.5 feet to point near the center of Richardson Road; thence along center of said Richardson Road the following courses and distances: N. 85-36 W. 182.9 feet; S. 82-38 W. 100 feet; S. 71-55 W. 100 feet and S. 64-42 W. 100 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Ernest A. Cordes and Lea K. Cordes dated May 5, 1978 and recorded May 8, 1978, in the RMC Office for Greenville County in Deed Book 1078, at Page 765.

This mortgage is second and junior in lien to that certain mortgage given to First Federal Savings and Loan Association in the original amount of 32,000.00, dated May 5, 1978 and recorded May 8, 1978 in the RMC Office for Greenville County in Mortgage Book 1431, at Page 446.

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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