

State of South Carolina

BOOK 1542 PAGE 719

Mortgage of Real Estate

County of GREENVILLE

RECORDED
MAY 27 1981
AMERSLEY

THIS MORTGAGE made this 27th day of May 19 81

by Ann Long Richardson

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

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 608, Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, Ann Long Richardson is indebted to Mortgagee in the maximum principal sum of Eleven Thousand Five Hundred and No/100 Dollars (\$ 11,500.00), which indebtedness is evidenced by the Note of Ann Long Richardson & Charles B. Richardson, III of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is May 26, 1989 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 \$ 11,500.00 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 in the State of South Carolina, County of Greenville, on western side of Wembley Road, known and designated as Lot 4, as shown on Plat of Gower Estates, Section F, made by Campbell & Webb Surveying & Mapping Company, Nov. 1965, and recorded in the RMC Office for Greenville County in Plat Book JJJ, at Page 99, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on western side of Wembley Road at joint front corner of Lots 4 and 5, and running thence with the common line of said lots S. 63-45 W. 236.2 ft. to iron pin; thence N. 26-15 W. 115 ft. to iron pin at joint rear corner of Lots 3 and 4; thence with common line of said Lots N. 63-45 E. 269.2 feet to iron pin on western side of Wembley Road; thence with line of Wembley Road S. 7-04 E. 66.4 ft. to an iron pin; thence along line of Wembley Road S. 15-41 E. 54.8 ft. to an iron pin, the point of beginning.

This being the same property conveyed to Charles B. Richardson, III by deed from M. R. Hamby, Jr., recorded June 16, 1972, in Deed Book 946 at Page 380; conveyance by Charles B. Richardson, III to Ann L. Richardson by deed dated May 26, 1980, and recorded May 26, 1980, in Deed Book 1126 at Page 361.

This mortgage is junior in lien to that certain mortgage in favor of American Federal Savings & Loan Association dated March 16, 1981, and recorded March 20, 1981, in Mortgage Book 1535, at Page 630, in the original amount of \$99,000.00.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
MAY 27 1981
TAX

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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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