

State of South Carolina

GREENVILLE S.C.

BOOK 1545 PAGE 651

Mortgage of Real Estate

County of GREENVILLE

JUN 17 1981

WASLEY

THIS MORTGAGE made this 17th day of June, 1981

by Toby E. Abercrombie

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 8, Simpsonville, South Carolina 29681

WITNESSETH:

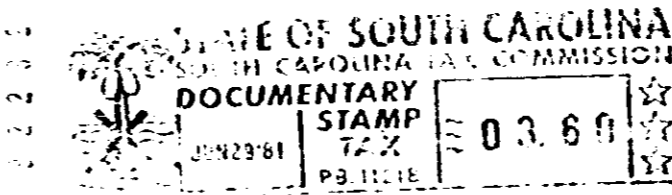
THAT WHEREAS, Toby E. Abercrombie is indebted to Mortgagee in the maximum principal sum of Nine Thousand (\$9,000.00) Dollars, which indebtedness is evidenced by the Note of Toby E. Abercrombie of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is Ninety-Six 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): (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 \$ 9,000.00 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 lot, piece, parcel or tract of land lying situate and being in the County of Greenville, State of South Carolina, fronting on the Fairview Road, containing 2.08 acres, more or less, and being bounded now or formerly as follows: on the northeast by the lands of Mary Coble, on the east by Fairview Road, on the southeast, south and west, by the lands of Clarice M. Abercrombie, and on the northwest by the lands of Carl W. Chandler. Said property is more particularly described in a plat of survey by C. O. Riddle, RLS 1347 on April, 1975, recorded in the Office of Mesne Conveyances for Greenville County in Plat Book 5K at Page 137, reference to which is craved for a detailed description.

This being the same property conveyed to the Mortgagor herein by deed of Clarice M. Abercrombie, dated May 5, 1977, and recorded in the RMC Office for Greenville County in Deed Volume 1056 at Page 446 on May 12, 1977. This mortgage is second and junior in lien to that mortgage given in favor of Palmetto Savings & Loan Association of Laurens, dated May 2, 1975 and recorded in the RMC Office for Greenville County on May 6, 1975 in Mortgages Book 1338 at Page 584, said mortgage being in the original amount of Seventeen Thousand (\$17,000.00) Dollars.

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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).

BT-002 (3-77)

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