

FILED
County of GREENVILLE F CO. S. C.)

Mortgage of Real Estate

AUG 3 9 13 AM '81
THIS MORTGAGE made this 22nd day of July, 1981,
by Sam D. Crosby and Sarah M. Crosby

(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, Sam D. Crosby and Sarah M. Crosby
is indebted to Mortgagee in the maximum principal sum of Thirteen Thousand Two Hundred Sixty Five and 41/100 Dollars (\$ 13,265.41), which indebtedness is evidenced by the Note of Sam D. Crosby and Sarah M. Crosby of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is August 27, 1988 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 \$ 13,265.41, 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 on the northwestern corner of the intersection of Hollywood Drive with Vedado Lane in Greenville County, South Carolina, being shown and designated as Lot No. 71 on a plat of VARDRY-VALE, Section 1, made by Campbell & Clarkson Surveyors, Inc., dated November 15, 1968, and recorded in the R.M.C. Office for Greenville County in Plat Book WW, at Page 40, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Vedado Lane and running thence N. 59-07 W. 154.8 feet to a point in the rear corner of Lots Nos. 71 and 70; thence with the line of Lot 70 N. 46-34 E. 158.2 feet to an iron pin on Hollywood Drive; thence with Hollywood Drive, S. 31-47 E. 90 feet to a point at the intersection of Vedado Lane and Hollywood Drive; thence with said intersection S. 3-17 E. 43.9 feet; thence with Vedado Lane S. 35-13 W. 75 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Dempsey Real Estate Co., Inc., said deed being dated August 26, 1969, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 874 at Page 567.

This mortgage is junior in priority to that certain note and mortgage given to Cameron-Brown Company which was subsequently assigned to Federal National Mortgage Company, said mortgage being dated August 26, 1979 and recorded in the R.M.C. Office for Greenville County in Book 1135 at Page 225.

ALSO This mortgage is junior in priority to a Real Property Agreement between Sam D. Crosby and Sarah M. Crosby and Fidelity Federal Savings & Loan Association (now known as American Federal Savings & Loan Association) dated May 9, 1980 and recorded in the R.M.C. Office for Greenville County in Book 1125 at Page 890.

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).