

State of South Carolina

County of Greenville

Mortgage of Real Estate

CR: FILED
SEP 3 38 AM '81
R.M.C. BANKERSLEY

BOOK 1553 PAGE 979

THIS MORTGAGE made this 25th day of September, 19 81.

by Frank L. Rodgers and Martha L. Rodgers

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

(hereinafter referred to as "Mortgagee"), whose address is 101 N. Main Street, Greer, S.C. 29651

WITNESSETH:

THAT WHEREAS, Mortgagor is indebted to Mortgagee in the maximum principal sum of Four Thousand Three Hundred Forty Seven and 23/100 Dollars (\$ 4,347.23), which indebtedness is evidenced by the Note of Mortgagor of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is four years 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 \$ 4,347.23, 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 lot of land in the State of South Carolina, County of Greenville, Chick Springs Township, near the City of Greer, being shown as Lot No. 4 and a portion of Lot No. 5 on a plat of Pleasant View Acres, plat recorded in the RMC Office for Greenville County in Plat Book "FF" at page 365, and having the following metes and bounds, to-wit:

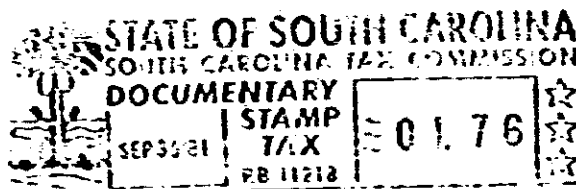
BEGINNING at an iron pin on the east side of Northview Drive (formerly Earl St.) a new corner in the center of Lot No. 5 and running thence as dividing line of said lot, N. 80-24 E. 252 feet to an iron pin on line of Lot No. 15; thence with the line of Lots Nos. 15 and 16, S. 2-00 W. 120 feet to an iron pin, corner of Lot No. 17; thence as dividing line of Lots Nos. 3 and 4, S. 79-29 W. 225.5 feet to an iron pin on east side of Northview Drive; thence with the east side of said Drive, N. 12-05 W. 80 feet to an iron pin, corner of Lot No. 5; thence N. 9-37 W. 40 feet to the point of beginning.

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagor by deed of Mendel T. Hawkins, recorded in the RMC Office for Greenville County on July 3, 1975, in Deed Book 1020 at page 774.

This is a second mortgage.

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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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