

State of South Carolina

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY

BOOK 1561 PAGE 384

GREENVILLE COUNTY, S. C.

Mortgage of Real Estate

County of Greenville '82

THIS MORTGAGE made this 11th day of January, 1982

by Dennis B. Roseman and Sharon B. Roseman

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

(hereinafter referred to as "Mortgagee"), whose address is 104 S. Main Street, Mauldin, SC

WITNESSETH:

THAT WHEREAS, Dennis B. Roseman and Sharon B. Roseman is indebted to Mortgagee in the maximum principal sum of Five Thousand One Hundred Ninety and 15/100ths Dollars (\$ 5,190.15), which indebtedness is evidenced by the Note of Dennis B. Roseman and Lucille A. Roseman of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 37 months, four days 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 \$ 5,190.15 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 of land in the City of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot No. 46 as shown on plat of BROOKSIDE, Section Two, recorded in Plat Book 5 D at Page 24 of the RMC Office for Greenville, S. C., and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Stoneybrook Trail, the joint front corner of Lots 45 and 46 and running thence with the joint line of said lots N. 4-00 W. 178.7 feet to an iron pin in or near branch; thence N. 73-26 E. 102.5 feet to an iron pin joint rear corner of lots 46 and 47; thence with the joint line of said lots S. 4-00 E. 201 feet to an iron pin on the north side of Stoneybrook Trail; thence with the north side of said street S. 86-00 W. 100 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Donald E. Baltz dated November 23, 1979, and recorded in the RMC Office for Greenville County in Deed Book 1116 at Page 249.

The lien of the within mortgage is second and subsequent to the lien of that certain mortgage given by Donald E. Baltz to Fidelity Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1413 at Page 448, and being in the original principal amount of \$42,400.00.

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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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