

State of South Carolina

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GREENVILLE CO. S. C.

BOOK 1593 PAGE 818

County of Greenville FEB 3 12 05 PM '83

Mortgage of Real Estate

DOONIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE made this 27th day of January, 19 83.

by Bess H. Andrews

(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, Bess H. Andrews is indebted to Mortgagee in the maximum principal sum of Nine Thousand Seven Hundred and 00/100 Dollars (\$9,700.00), which indebtedness is evidenced by the Note of Bess H. Andrews of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is February 10, 1991 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 \$ 9,700.00 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 certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 85, on plat of Colonial Hills Sub-division, Section 5, plat of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book QQQ at page 21, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Fairford Circle joint front corner on Lots Nos. 85 and 86, and running thence along the curve of Fairford Circle N. 71-41 W. 60 feet to an iron pin; thence N. 28-19 W. 187.55 ft. to an iron pin joint rear corner of Lots Nos. 85 and 86; thence S. 85-36 E. 150 feet to an iron pin; thence S. 1-13 W. 172.5 feet to an iron pin on Fairfield Circle to the point of beginning.

This being the same property conveyed to the mortgagor herein by Deed of Lyle W. Champion and Tresa P. Champion, dated April 20, 1978 and recorded April 21, 1978 in the RMC Office for Greenville County, South Carolina in Book 1077 at Page 5.

This mortgage is junior in lien to that certain mortgage of real estate given to NCNB Mortgage South, Inc. in the amount of \$25,250.00 as recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1293 at Page 401.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
FEB 2 1983  
TAX  
\$ 3.88

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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