

State of South Carolina

VOL 1042 13500

FILED
GREENVILLE CO. S.C.

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE is dated December 30, 19 83

THE "MORTGAGOR" referred to in this Mortgage is Loyd L. Hansen and Geraldine G. Hansen

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P.O. Box 608,
Greenville, South Carolina 29602

THE "NOTE" is a note from Loyd L. Hansen and Geraldine G. Hansen
to Mortgagee in the amount of \$ 25,027.66, dated December 30, 19 83. The
Note and any documents renewing, extending or modifying it and any notes evidencing future
advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The
final maturity of the Note is as per note, 19 . The amount of debt secured by
this Mortgage, including the outstanding amount of the Note and all Future Advances under
paragraph 13 below, shall at no time exceed \$ 25,027.66, plus interest, attorneys' fees, and
court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under
paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee
shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest:
(a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c)
Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts
which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other
valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and
convey to Mortgagee, its successors and assigns, the following described property:

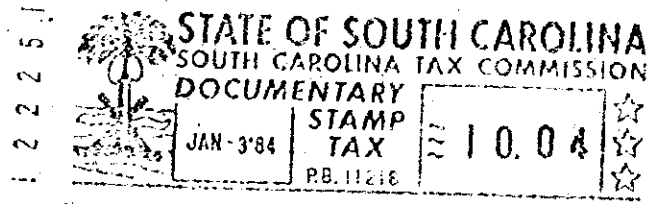
ALL that piece, parcel or lot of land with all buildings and improvements
thereon, situate, lying and being on the eastern side of Dagenham Drive,
in Greenville County, South Carolina, being shown and designated as Lot
77 on a plat of Wade Hampton Gardens, Section 3, made by Piedmont
Engineers & Architects, dated March 25, 1964, and recorded in the RMC
Office for Greenville County, South Carolina, in Plat Book YY, Page 179,
and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Dagenham Drive at the
joint front corners of Lots 76 and 77 and running thence along the
eastern side of Dagenham Drive, N 17-30 E 50.9 feet to an iron pin;
thence continuing along the eastern side of said Drive N 24-04 E 49.1
feet to an iron pin at the joint front corners of Lots 77 and 78; thence
along the common line of said Lots S 69-32 E 160.4 feet to an iron pin
in the line of Lot 84; thence S 20-39 W 101.3 feet to an iron pin at the
joint rear corners of Lots 76 and 77; thence along the common line of
said Lots N 68-58 W 160.6 feet to an iron pin being the point of
beginning.

DERIVATION: This is the same property conveyed to Mortgagor herein by
deed of David E. Cooper and Joann M. Cooper as recorded in the RMC
Office for Greenville County, South Carolina, in Deed Book 901, Page
491, on October 30, 1970.

This mortgage is junior and second in lien to that certain note and
mortgage given to Fidelity Federal Savings & Loan Asociation (now
American Federal, F.S.B.), said mortgage being recorded in the RMC
Office for Greenville County, South Carolina, in Mortgage Book 1417,
Page 725, on December 5, 1977.

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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);

4.0001

0.50

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