

State of South Carolina

Vol. 1072 No. 612

Mortgage of Real Estate

County of GREENVILLE

GREENVILLE S.C.
JUL 16 1984

THIS MORTGAGE is dated July 16, 1984

THE "MORTGAGOR" referred to in this Mortgage is Shirley F. Trombini and Gino L. R. Trombini

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is

Post Office Box 509, Mauldin, South Carolina 29662

THE "NOTE" is a note from Shirley F. Trombini and Gino L. R. Trombini to Mortgagee in the amount of \$18,000.00, dated July 12, 1984. 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 July 12, 1991. 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 \$18,000.00, 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 lot of land with the buildings and improvements thereon, situate on the North-east side of Fairlane Road near the town of Mauldin in Greenville County, South Carolina, being shown as Lot No. 130 on plat of addition to Greenbrier and more particularly known as property of Gino L. R. Trombini and Shirley F. Trombini on plat made by R. K. Campbell on June 15, 1967, recorded in the RMC Office for Greenville County, SC, in Plat Book RRR at Page 25, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Fairlane Road at the joint front corner of Lots 129 and 130 and runs thence along the line of 129N. 44-20 E. 200 feet to an iron pin; thence N. 45-40 W. 100 feet to an iron pin; thence with the line of Lot 131 S. 44-20 W. 200 feet to an iron pin on the Northeast side of Fairlane Road; thence along S. 45-40 E. 100 feet to the beginning corner.

This being the same property conveyed to Mortgagors herein by deed of Arthur J. Belue and LaVerne Mc. Belue dated June 23, 1967 and recorded in the RMC Office for Greenville County, SC, in Deed Book 822 at Page 305 on June 23, 1967.

This being a second mortgage and junior in lien to that mortgage given by Mortgagors herein to C. Douglas Wilson Co., Inc., as recorded June 23, 1967, in the RMC Office for Greenville County, SC, in mortgage book 1061 at Page 267 to secure the original principal amount of \$16,200.00.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
JUL 16 1984
05.40

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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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