

LEATHERWOOD, WALKER, TODD & MANN
Mortgagee's Address: P. O. Box 608, Greenville, S. C. 29602

BOOK 1437 PAGE 3

X State of South Carolina

County of GREENVILLE

FILED
GREENVILLE CO. S. C.

Mortgage of Real Estate

THIS MORTGAGE made this 23 day of June, 1978

by ROGER J. DEAN AND CAROL L. DEAN

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, South Carolina 29602

WITNESSETH:

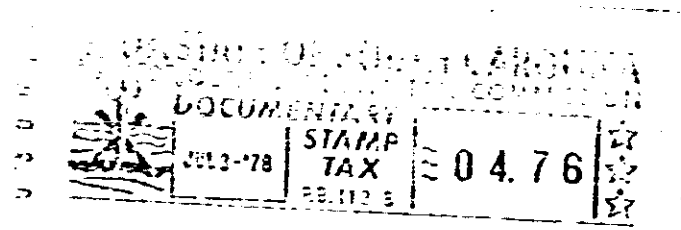
THAT WHEREAS, ROGER J. DEAN AND CAROL L. DEAN is indebted to Mortgagee in the maximum principal sum of Eleven Thousand Eight Hundred Fifty Six and 95/100 Dollars (\$ 11,856.95), which indebtedness is evidenced by the Note of Roger J. Dean and Carol L. Dean of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is five (5) 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 \$ 17,388.00 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 County of Greenville, State of South Carolina, and being known and designated as Lots Nos. 134 and 135, as shown on a plat entitled "Section No. 3, Colonial Hills," which plat has been recorded in the R.M.C. Office for Greenville County in Plat Book BBB at Page 91, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern edge of Ardmore Drive at the joint front corner of Lots 135 and 136 and running thence N. 11-45 W. 185 feet to an iron pin; thence N. 81-40 E. 180 feet to a point in the joint rear corner of Lots 133 and 134; thence with the line of Lot 133, S. 14-41 E. 174.2 feet to a point on the northern edge of Ardmore Drive; thence with Ardmore Drive, S. 78-16 W. 210 feet to the point of beginning.

BEING THE same property conveyed to the Mortgagors herein by deed of Jim Williams, Inc., said deed being dated August 15, 1973, and recorded in the R.M.C. Office for Greenville County in Deed Book 982 at Page 201 and re-recorded in Deed Book 982 at Page 610.



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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