

State of South Carolina

RECORDED  
S.C.  
APR 28 PM '81  
MORTGAGE DEPARTMENT  
GREENVILLE

1539 794

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 28th day of April, 1981

by Steven S. Killian

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

(hereinafter referred to as "Mortgagee"), whose address is Simpsonville, South Carolina

WITNESSETH:

THAT WHEREAS, Steven S. Killian is indebted to Mortgagee in the maximum principal sum of Thirty-Five Thousand and no/100ths----- Dollars (\$35,000.00), which indebtedness is evidenced by the Note of Steven S. Killian of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is May 1, 1986 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 \$-0- 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, City of Simpsonville, being shown and designated as Lot #33 on a plat of the Estate of S. J. Wilson as prepared by W. J. Riddle, RLS, dated August, 1923 and recorded in the RMC Office for Greenville County in Plat Book F at Page 271 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on a street, now known as Cook Street, joint front corner of Lots #33 and #34 and running thence with said Street S. 82-45 W., 55.0 feet to an iron pin; thence turning and running N. 13 W., 198.4 feet to an iron pin; thence turning and running across the rear of Lot #33, N. 77 E., 55.0 feet to an iron pin, joint rear corner of Lots #33 and #34; thence running with the common line of said Lots S. 13 E., 204.0 feet to an iron pin, joint front corner of said Lots on a street, known now as Cook Street, the point of beginning.

THIS is the identical property as conveyed to the Mortgagor by deed of Paul Gerald Jones dated October 20, 1980 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1135 at Page 897 on October 21, 1981.

ALSO

ALL that certain piece, parcel or lots of land situate, lying and being in the State of South Carolina, County of Greenville, City of Simpsonville, being shown and designated as Lots #34 and #35 on a plat of the Estate of S. J. Wilson as prepared by W. J. Riddle, RLS, dated August, 1923, and recorded in the RMC Office for Greenville County in Plat Book F at Page 271, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on a street, now known as Cook Street, joint front corner of Lots #35 and #36 and running thence with said Street, S. 82-34 W., 55.0 feet to an iron pin, joint front corner of Lots #34 and #35 on said street; thence still with same street, S. 82-34 W., 55.0 feet to an iron pin, joint front corner of Lots #33 and #34; (SEE PG. 3)

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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