

State of South Carolina

FILED
GREENVILLE CO. S. C. Mortgage of Real Estate

1550 390

County of GREENVILLE

AUG 20 9 07 AM '81

THIS MORTGAGE made this 17th day of AUGUST 1981

by Gerald Padgett and Martha R. Padgett

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 509, Mauldin, S. C. 29662

WITNESSETH:

THAT WHEREAS, Gerald Padgett and Martha R. Padgett is indebted to Mortgagee in the maximum principal sum of Twenty five thousand and no/100 Dollars (\$ 25,000.00), which indebtedness is evidenced by the Note of Gerald Padgett and Martha R. Padgett of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is one year 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 \$ 25,000.00 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 piece parcel or lot of land and all improvements situate thereon in the County of Greenville, State of South Carolina, and within the corporate limits of the Town of Mauldin and being shown as Lot 172 on a plat of Forrester Woods, Section IV, said plat being recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 68, and having the metes and bounds as shown on said recorded plat.

This is a second mortgage, being junior in lien to that mortgage given by the mortgagors herein to NCNB Mortgage South, Inc. in the original amount of \$65,000.00, and being recorded in the RMC Office for Greenville County in Mortgage Book 1436 at Page 857, and later assigned to Colonial Mortgage Company on September 11, 1979, and recorded in the RMC Office for Greenville County in Mortgage Book 1480 at Page 342.

This is the same property conveyed to the mortgagors herein by deed of Y B Developers, Inc., recorded in the RMC Office for Greenville County in Deed Book 1019 at Page 103. on May 30, 1975.

OFFICE OF THE CLERK OF THE COURT
GREENVILLE COUNTY, SOUTH CAROLINA
DOCUMENTARY STAMP
\$ 10.00

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