

County of GREENVILLE

OCT 23 2 45 PM '81

Mortgage of Real Estate

THIS MORTGAGE made this 23rd day of P.M.C. October 19.81

DONNIE S. TANKERSLEY

by George Bryan Carroll

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

Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is North Laurens Street

Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, George Bryan Carroll is indebted to Mortgagee in the maximum principal sum of Twenty-two thousand Dollars (\$ 22,000.00 ), which indebtedness is

evidenced by the Note of George Bryan Carroll of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is July 22, 1987 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 \$ 22,000.00 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 certain piece, parcel, or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot A on a Plat entitled "Hillcrest Section of NORTH HILLS", recorded in the RMC Office for Greenville County in Plat Book H, at Page 136, and having, according to a more recent survey entitled "Property of Janice F. Powell", recorded in Plat Book 6-D, at Page 13, the following metes and bounds:

BEGINNING at and iron pin on the southwest side of Hillcrest Drive, joint front corner of Lot 129 and Lot A, and running thence with the common line of said Lots, S 37-05 W, 146.8 feet to an iron pin; thence with the rear line of Lot A, S 53-46 E, 44.0 feet, to an iron pin; thence with the common line of Lot A and Lot B, N 43-56 E, 137.3 feet to an iron pin on the southwestern side of Hillcrest Drive; thence with the curve of said Drive, N 39-55 W, 25.3 feet to an iron pin; thence continuing with the curve of said Drive, N 46-13 W, 34.7 feet to an iron pin, the point of beginning.

This is the same property conveyed to George Bryan Carroll by deed of Janice F. Powell, dated April 29, 1977, recorded May 2, 1977, in Deed Book 1055, at Page 742.

This mortgage is junior in lien and subordinate to that certain mortgage in favor of Collateral Investment Company, recorded in the RMC Office for Greenville County in REM Book 1384, at Page 134.

STATE OF SOUTH CAROLINA  
RECORDS & CLERK  
DOCUMENTARY  
STAMP  
TAX  
08.90

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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