

State of South Carolina

FILED
OCT 20 11 23 AM '81
GREENVILLE S.C.
JANBERSLEY
R.M.C.

BOOK 1556 PAGE 605

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE made this 9th day of October, 19 81

by Roy Lee Eubanks

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

(hereinafter referred to as "Mortgagee"), whose address is 7 North Laurens Street, Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, Roy Lee Eubanks is indebted to Mortgagee in the maximum principal sum of Seven Thousand Five Hundred Dollars and no/100's Dollars (\$ 7,500.00), which indebtedness is evidenced by the Note of Roy Lee Eubanks of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is October 20, 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 \$ 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 situate, lying and being in the City of Greenville, Greenville County, State of South Carolina, on the southeastern side of East North Street Extension and being known and designated as Lot No. 15 of College Heights as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "P" at Page 75 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of East North Street Extension at the joint front corner of Lots Nos. 14 and 15 and running thence along said Street N. 56-50 E. 75 feet to an iron pin; thence along the joint line of Lots Nos. 15 and 16 S. 33-10 E. 200 feet to an iron pin; thence S. 56-50 W. 75 feet to an iron pin; thence along the joint line of Lots Nos. 15 and 14 N. 33-10 W. 200 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by Deed of Levis L. and Lloyd W. Gilstrap, dated July 7, 1959, and recorded in Deed Book 629 at Page 123 in the R.M.C. Office for Greenville County.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
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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).