

State of South Carolina

FILED GREENVILLE CO., S. C.

BOOK 1425 PAGE 580

County of Greenville

Mortgage of Real Estate

MAR 10 3 21 PM '78  
DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE made this 7th day of March, 1978

by John R. Eskew

(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, S. C. 29602

WITNESSETH:

THAT WHEREAS, John R. Eskew is indebted to Mortgagee in the maximum principal sum of Eleven Thousand and 00/100----- Dollars (\$ 11,000.00 ), which indebtedness is evidenced by the Note of John R. Eskew of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is March 10, 1981 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 \$ 11,000.00 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 situate in Greenville County, State of South Carolina, being known as Lot 13 of the R. G. Pace property according to the revision plat made by J. Mac Richardson, dated May 31, 1954, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Parker Road and a 40 foot street, which iron pin is situate 396.6 feet southeast of the intersection of Parker Road and Choice Hill Road, and running thence along the northwestern side of said 40 foot road, S. 48 W. 153.3 feet to an iron pin, corner of Lot 12; thence along line of Lot 12, N. 42 W. 190 feet to an iron pin on the southwestern side of Parker Road; thence with the western side of Parker Road, S. 56 E. 200 feet to the point of BEGINNING.

This is a second mortgage.

This being the same property conveyed to the Grantor by deed of Alice M. Eskew dated July 30, 1956 and recorded in the RMC Office for Greenville County on August 1, 1956 recorded in Deed Book 558, page 279.

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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);

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