

State of South Carolina

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GREENVILLE S. C.

Mortgage of Real Estate

County of Greenville

DEPOSITED BY DONN... WILKINSLEY

THIS MORTGAGE made this 26th day of March, 1980.

by Mr. and Mrs. Russell J. McKinnon

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S. C.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608  
Greenville, SC 29602

WITNESSETH:

THAT WHEREAS Mr. and Mrs. Russell J. McKinnon is indebted to Mortgagee in the maximum principal sum of nineteen thousand three hundred twenty four and 76/100-----Dollars (\$ 19,324.76 ), which indebtedness is evidenced by the Note of Mr. and Mrs. Russell J. McKinnon of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is eight (8) years 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 \$ 19,324.76 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 with the buildings and improvements thereon, lying and being on the Southeasterly side of Sun Meadow Road near the City of Greenville, South Carolina, being known and designated as Lot No. 119 on a plat entitled "Map No. 5, Sugar Creek" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6-H at Page 2, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeasterly side of Sun Meadow Road, said pin being the joint front corner of Lots 118 and 119, and running thence with the common line of said lot, S. 46-48-38 E. 169.13 feet to an iron pin, the joint rear corner of Lots 118 and 119; thence N. 45-16-51 E. 130.08 feet to an iron pin, the joint rear corner of Lots 119 and 120; thence with the common line of said lots, N. 48-26-40 W. 175.68 feet to an iron pin on the Southeasterly side of Sun Meadow Road; thence with the Southeasterly side of Sun Meadow Road, S. 42-22-21 W. 121.33 feet to an iron pin; thence continuing with Sun Meadow Road, S. 43-11-22 W. 3.67 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of M. G. Proffitt, Inc. dated June 1, 1978, recorded in the RMC Office for Greenville County in Deed Book 1080 at Page 324.

This mortgage is second and junior in lien to that certain mortgage in favor of First Federal Savings and Loan Association in the original amount of \$62,000.00, recorded February 20, 1978, in Mortgage Book 1423 at Page 772.

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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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