

State of South Carolina

BOOK 1533 PAGE 365

FILED
GREENVILLE CO. S. C.

Mortgage of Real Estate

County of Greenville

FEB 24 11 23 AM '81

THIS MORTGAGE made this ^{99th} ~~24th~~ day of ^{TAMMERSLEY} February, 19 81.

by Hill's Enterprises, a General Partnership

(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, Hill's Enterprises, a General Partnership
is indebted to Mortgagee in the maximum principal sum of Fourteen thousand and 00/100
Dollars (\$ 14,000.00), which indebtedness is
evidenced by the Note of Stephen R. Hill of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is eighty-four months 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
\$ 14,000.00, 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 with buildings and improvements thereon, situate,
lying and being near the City of Greenville, in the County of Greenville, State of
South Carolina, being more particularly described as Lot No. 59, Section 1, as shown
on plat entitled "Subdivision of Houses, F. W. Poe Mfg. Co., Greenville, S. C.", made
by Dalton & Neves, Engineers, in July, 1950, and being recorded in the RMC Office for
Greenville County in Plat Book Y at pages 26-31, and having such metes and bounds as
shown thereon, reference to said plat being made for a more complete description.
According to said plat, the within described lot is also known as No. 26, Second
Avenue and fronts thereon 84.3 feet.

This is the same property conveyed to the mortgagor by deed of Triad Properties, a
Limited Partnership recorded in the RMC Office for Greenville County in Deed Book 1108
at page 361 on August 1, 1979.

This is a second mortgage, junior in lien to that certain mortgage given by Robert H.
Wynne, Jr. to NCNB Mortgage South, Inc. on December 27, 1978 and being recorded in the
RMC Office for Greenville County in Mortgage Book 1453 at page 908.

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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