

State of South Carolina

BOOK 1543 PAGE 73

Mortgage of Real Estate

County of GREENVILLE

GREENVILLE S.C.  
MAY 29 AM '81

THIS MORTGAGE made this 29th day of MAY 19 81

by Robert G. Posey and Phyllis H. Posey

(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, Robert G. Posey and Phyllis H. Posey is indebted to Mortgagee in the maximum principal sum of Twenty Eight Thousand Nine Hundred Fifty and No/100 Dollars (\$ 28,950.00), which indebtedness is evidenced by the Note of Robert G. Posey and Phyllis H. Posey of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is ninety days 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 \$ 28,950.00 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 in Chick Springs Township, County of Greenville, State of South Carolina, located about one mile west from City of Greer on the Southeast side of Boxwood Lane and being shown and designated as all of lot number Seventy-Four (74) on plat entitled "King Acres", made by John A. Simmons, surveyor, dated August 10, 1963, and recorded in Plat Book "YY", page 153, Greenville County R.M.C. Office, having a frontage of 105 feet on Boxwood Lane, referenced is hereby made to said plat for a more complete description as to metes and bounds.

This mortgage is second in priority to that mortgage of First Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1375, page 936 in the principal sum of \$36,550.00 on August 23, 1976.

This being the same property conveyed unto the Mortgagors herein by deed of Lawyers Title Insurance Corporation recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1041, page 608 on August 23, 1976.

SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
11.50

REC'D JUN 3 1981 1005

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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