

State of South Carolina

County of GREENVILLE

GREENVILLE CO. S. C.
JUL 31 4 19 PM '81
DONNIE S. TANKERSLEY
R.M.C.

1548 PAGE 684

Mortgage of Real Estate

THIS MORTGAGE made this 28TH day of July, 1981

by JULIUS KILGORE and EUNICE W. KILGORE

(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, South Carolina

WITNESSETH:

THAT WHEREAS, Julius Kilgore and Eunice Kilgore is indebted to Mortgagee in the maximum principal sum of Nineteen thousand Seven & 64/100 Dollars (\$ 19,007.64), which indebtedness is evidenced by the Note of Julius Kilgore and Eunice Kilgore of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 96 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 \$ 19,007.64 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 tract of land situate and lying in Greenville County on the Southern side of Jacobs Road, being known and designated as a portion of tract 10 on a plat of the property of Lemuel Davis, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book "P", at page 23 and a triangular strip being shown on plat entitled JAYNES KNOLL SUBDIVISION and having, according to a more recent survey by R.B. Bruce, dated October 1, 1968, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Jacobs Road, common corner of the property of the mortgagor and Lot No. 8 of Jaynes Knoll Subdivision and running thence S. 10-02 W. 175.9 feet; thence N. 89-00 W. 45 feet to an iron pin; thence with the common line of the property of the mortgagor and that of W.W. Wilkins, S. 24-35 W. 128.9 feet to an iron pin; thence N. 41-35 W. 148.6 feet to an iron pin on the Southern side of Jacobs Road.

BEING the same property conveyed to the mortgagors by the deed of Sara Davis Thompson, recorded in Deed Book 841, Page 429, the deed of Curtis Thompson, recorded in Deed Book 842, at page 427 and the Quickclaim deed of Greenville County School District, recorded in Deed Book 895, at Page 423 in the R.M.C. Office for Greenville County. **First and Second deeds recorded April 9, 1968, Third deed recorded Dec. 30, 1969.**

THIS is a second mortgage being subject to a first mortgage granted to Cameron-Brown in the original amount of \$24,200.00 which is recorded in Mortgage Book 1128, at Page 125 in the R.M.C. Office for Greenville County.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
JUL 31 1981
\$ 07.64
R. 112.8

400 8 28911801

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).

4328 RV-2