

State of South Carolina

County of Greenville

GRIF... FILED... CO. S. C. Mortgage of Real Estate
AUG 14 3 52 PM '81
DONNA J. TANNERSLEY
R.M.C.

BOOK 1549 PAGE 932

THIS MORTGAGE made this 13th day of August, 1981

by James E. Prekert and Donna L. Prekert

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is 1322 W. Poinsett St., Greer, S. C. 29651

WITNESSETH:

THAT WHEREAS, James E. Prekert and Donna J. Prekert is indebted to Mortgagee in the maximum principal sum of Five Thousand Five Hundred Two & 24/100 - - Dollars (\$ 5,502.24), which indebtedness is evidenced by the Note of James E. Prekert and Donna J. Prekert of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is August 13, 1987 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 \$ 5,502.24 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 situate, lying and being in Chick Springs Township, County of Greenville, State of South Carolina, on the eastern side of Pelham Street, having the following metes and bounds, to-wit:

BEGINNING on a stake on the eastern side of Pelham Street at the intersection of Pelham Street with Carey Avenue and running thence along the northern edge of Carey Avenue, S.55-04 E. 170 feet to a turn; thence continuing with the northern side of said Carey Avenue, S.59-04 E. 110 feet to a stake, corner of Lot 6-F; thence N.35-00 E. 212 feet to a stake on line or corner of Lot 6-F; thence N.55-04 W. 280 feet to a stake on the eastern side of Pelham Street; thence therewith S.14-56 W. 218.2 feet to the beginning corner.

THIS is the same property as that conveyed to the Mortgagors herein by deed from W. Frank Carlton and Rebecca Ann Carlton recorded in the RMC Office for Greenville County of even date herewith.

THIS is a second mortgage junior to that certain mortgage to Family Federal Savings and Loan Association, dated August 13, 1981, in the original amount of \$17,953.58 recorded in the RMC Office for Greenville County of even date herewith.

THE mailing address of the Mortgagee herein is 1322 W. Poinsett Street, Greer, S. C. 29651.

STATE OF SOUTH CAROLINA
RECORDING AND TAX COMMISSION
DOCUMENTARY STAMP
AUG 14 1981
02.24
03 11213

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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