

State of South Carolina

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Mortgage of Real Estate

County of Greenville

JUNE 18 1982

THIS MORTGAGE made this 18th day of JUNE 19 82

by Hilda Bena Peek

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

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

Greenville, SC 29602

WITNESSETH:

THAT WHEREAS, Hilda Bena Peek is indebted to Mortgagee in the maximum principal sum of Sixteen Thousand and No/100 Dollars (\$ 16,000.00), which indebtedness is evidenced by the Note of Hilda Bena Peek 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-six 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 \$ 16,000.00 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 certain piece, parcel or lot of land with all improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, being known and designated as Lot No. 2, according to map or plat of property of J. W. Jervey made in September, 1923, by R.E. Dalton, Engineer, which plat is of record in the RMC Office for Greenville County in Plat Book "F", page 152.

ALSO: ALL that certain piece, parcel or lot of land with all improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, known and designated as Lot No. 1 according to map or plat of property of J. W. Jervey made September, 1923, by R.E. Dalton, Engineer, which plat is of record in the RMC Office for Greenville County in Plat Book "F", page 152.

LESS that twelve-foot strip of Lot No. 2 deeded to Gertrude Lewis Hughes on February 8, 1947, by deed recorded in Deed Book 307, Page 99, of the RMC Office for Greenville County.

The above described property is the same conveyed to the Grantor by Barry M. Peek, by deed dated July 23, 1980, and recorded on August 5, 1980, in Deed Book 1130, Page 470, in the RMC Office for Greenville County.

This is a second mortgage, being junior in lien to that certain mortgage to First Federal Savings and Loan dated August 29, 1979, in the original sum of \$28,162.87, recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1478, at page 634.

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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