

State of South Carolina

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Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 20th day of June, 1983

by Grace E. Miller

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, S.C. 29602

WITNESSETH:

THAT WHEREAS, Grace E. Miller is indebted to Mortgagee in the maximum principal sum of Four Thousand Four Hundred Seventy-Five and 19/100 Dollars (\$4,475.19), which indebtedness is evidenced by the Note of Grace E. Miller and Steve V. Miller of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is July 1, 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 \$4,475.19 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 situate, lying and being on the southern side of Edgewood Drive in the City of Greenville, County and State aforesaid, being shown and designated as Lot 51 on plat of Kirkwood Heights, prepared by Pickell and Pickell, Engineers, dated October, 1954, and recorded in the RMC Office for Greenville County in Plat Book EE, at Pages 110 and 111, and having, according to said plat, the following metes and bounds, to-wit:

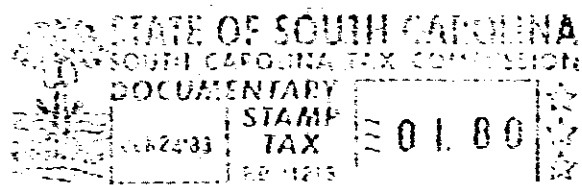
BEGINNING at an iron pin on the southern side of Edgewood Drive at the joint front corner of Lot 51 and lot now or formerly owned by R. L. Putnam and running thence along or with the joint property line of said two lots, S. 4-13 W. 141.4 feet to an iron pin; thence, S. 85-51 E. 68.3 feet to an iron pin; thence, N. 5-19 E. 140 feet to an iron pin on the southern side of Edgewood Drive; thence running along and with the southern side of Edgewood Drive, N. 84-41 W. 71 feet to the beginning point.

This is the same property conveyed to Grace E. Miller by deed of Steven Vernon Miller dated September 26, 1980, as recorded in the RMC Office for Greenville County in Deed Book 1134, at Page 468.

The lien of this mortgage is junior and inferior to that certain mortgage in favor of Carolina National Mortgage Investment Company as recorded in the RMC Office for Greenville County, South Carolina, in REM Book 1307, at Page 245.

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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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