

State of South Carolina

County of Greenville

GREENVILLE FILED

AUG 23 1983

Mortgage of Real Estate

THIS MORTGAGE is dated August 18 19 83

THE "MORTGAGOR" referred to in this Mortgage is Michael B. Payne and Elaine Payne

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA whose address is Greenville, S. C.

THE "NOTE" is a note from Michael B. Payne and Elaine Payne to Mortgagee in the amount of \$ 8,000.00 dated August 18 19 83. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is August 20 19 87. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$ 8,000.00 plus interest, attorneys' fees, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, its successors and assigns, the following described property:

ALL that piece, parcel or lot of land on the western side of Claremore Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 10 and the southern and adjoining 10 feet of Lot No. 9, Section 5, Block L, East Highlands Estates, as per plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book K at Pages 79 and 80, reference being craved hereto to said plat for exact metes and bounds.

This is that property conveyed to Mortgagor by deed of Roy J. McKinney, II, recorded October 21, 1977 in the RMC Office for Greenville County, South Carolina, in Deed Book 1067 at Page 157.

This is a second mortgage junior to that of Fidelity Federal (American) Savings and Loan Association as recorded October 21, 1977 in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1413 at Page 582 in the original amount of \$36,100.00.

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)

030

12-11-83