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State of South Carolina )

Mortgage of Real Estate

County of Greenville )

THIS MORTGAGE is dated March 26, 19 84

THE "MORTGAGOR" referred to in this Mortgage is EUGENE TYRONE ECKFORD and KAREN R. ECKFORD

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 248, Columbia, South Carolina 29202.

THE "AGREEMENT" is a Credit Reserve Account Agreement dated March 26, 19 84, under which Mortgagee may make certain advances of credit to Eugene T. and Karen R. Eckford. The Agreement and any documents renewing, extending or modifying it and any items or documents evidencing future advances are all referred to as the "Agreement" and are considered to be a part of this Mortgage. The amount of debt secured by this Mortgage, including the outstanding amount advanced and the Agreement and all Future Advances under paragraph 13, below, shall at no time exceed \$ 20,000, 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 Agreement will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as may be provided in the Agreement.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Agreement; (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 Agreement 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 certain piece, parcel or lot of land situate, lying and being on the southeastern side of Pryor Road, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 66 on plat of AVONDALE FOREST, SECTION I, made by Piedmont Engineers and Architects, July 3, 1964, recorded in the RMC Office for Greenville County in Plat Book RR at Page 187, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Pryor Road at the joint front corner of Lots 66 and 67 and running thence with the common line of said lots S. 40-45 E. 170 feet to an iron pin; thence S. 49-15 W. 90.4 feet to an iron pin at the joint rear corner of Lots 65 and 66; thence with the common line of said lots N. 40-45 W. 170 feet to an iron pin on the southeastern side of Pryor Road; thence with the edge of said road N. 49-15 E. 90 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Horace C. Hunt and Alice C. Hunt recorded July 13, 1978, in the RMC Office for Greenville County in Deed Book 1083 at Page 33.

STATE OF SOUTH CAROLINA DOCUMENTARY TAX STAMP APR 1 1984 TAX 08.00

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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):