

State of South Carolina)

Mortgage of Real Estate VOL 1670 PAGE 912

County of Greenville)

JUL 3 4 43 PM '84 S.C. H.H. HERSLEY

THIS MORTGAGE is dated JUNE 26* 1984

THE "MORTGAGOR" referred to in this Mortgage is **Edward M. Taylor*

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

THE "NOTE" is a note from Edward M. Taylor to Mortgagee in the amount of \$ *25,085.80* dated June 26, 1984. 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 June 30* 1992*. 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 \$ *25,085.80* 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 situate, lying and being on the southern side of Sunderland Drive in the County of Greenville, State of South Carolina, being known as Lot No. 53 of Section 2 as shown on plat entitled "Westcliffe" made by Piedmont Engineers & Architects dated December 11, 1963 and revised through September 24, 1965 and recorded in the RMC Office for Greenville County, S.C. in Plat Book JJJ pages 72 through 75, reference to which is craved for the metes and bounds thereof.

The above described property is the same property conveyed to the Mortgagor by deed of Eva T. Taylor recorded August 29, 1983 in Deed Book 1195 page 245.

This mortgage is junior and subordinate in lien to that certain mortgage given by B. E. Huff to Fidelity Federal Savings and Loan Association dated December 16, 1966 in Mortgage Book 1046 page 624.

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX 07.53

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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);