

State of South Carolina

FILED  
GREENVILLE, S.C.

Mortgage of Real Estate

County of Greenville

12 24 PM '80

THIS MORTGAGE made this 24th day of DECEMBER, 1980

by Gerald H. McCormick and Wanda W. McCormick

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 608, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Gerald H. McCormick and Wanda W. McCormick is indebted to Mortgagee in the maximum principal sum of Nine Thousand and No/100 Dollars (\$ 9,000.00 ), which indebtedness is evidenced by the Note of Gerald H. McCormick and Wanda W. McCormick of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 180 days 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 \$ 9,000.00 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 piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the Northern corner of the intersection of Georgia Road with Augusta Road in Greenville County, South Carolina, containing 0.94 Acres as shown on a plat entitled "Property of Pearl L. Kilpatrick" made by C. O. Riddle, dated May 6, 1966, revised December 18, 1970, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern edge of Georgia Road, at the joint corner with property of A. L. and Bessie K. Snipes, W. P. Trotter, and Pearl L. Kilpatrick, and running thence along the Snipes line N. 46-51 W. 198.2 feet to an iron pin on the line of property of W. W. Middleton; thence with the Middleton line N. 37-35 E. 149.9 feet to an iron pin; thence continuing with the Middleton line N. 32-23 E. 74.2 feet to an iron pin; thence S. 78-40 E. 157.3 feet to an iron pin on the right of way of Augusta Road; thence with the right of way of Augusta Road S. 7-30 W. 93.0 feet to an iron pin at the corner of W. P. Trotter; thence with the Trotter line N. 82-10 W. 90.1 feet to an iron pin; thence continuing with the Trotter line S. 10-51 W. 209.95 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by William Michael York and Pamela Renee York by Deed dated March 28, 1980, recorded March 31, 1980, in Deed Book 1123 at Page 57.

This Mortgage is junior in lien to that certain Note and Mortgage heretofore executed unto Cameron Brown Company in the original amount of \$27,050.00 and recorded April 17, 1978, in Mortgage Book 1428 at Page 990, and having a present unpaid balance of \$26,510.61.

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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