

County of GREENVILLE

OCT 2 3 35 AM '81

THIS MORTGAGE made this 2nd day of October, 1981

by Michael B. and Mary Lynn Lawhon Phillips

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

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

WITNESSETH:

THAT WHEREAS, Michael B. and Mary Lynn Lawhon Phillips is indebted to Mortgagee in the maximum principal sum of Ten thousand and no/100 Dollars (\$ 10,000.00), which indebtedness is evidenced by the Note of Michael B. and Mary Lynn Lawhon Phillips of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

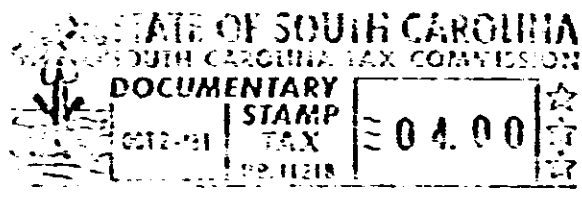
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$ 10,000.00 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 lot of land in Greenville County, South Carolina, on Curtis Road, being known and designated as Lot 13 on plat of property of Mrs. Farley H. Jones, prepared by Dalton and Neeves in April, 1954, and recorded in the R.M.C. Office for Greenville County in Plat Book NN, at Page 83 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Curtis Road at the joint front corner of Lots Nos. 13 and 12 running N. 60-33 W. 160 feet to an iron pin; thence S. 35-47 W. 99.6 feet to an iron pin; thence S. 19-15 E. 35.9 feet to an iron pin at the joint rear corner of Lots No. 14 and 13; thence S. 76-23 E. 170.7 feet to an iron pin on Curtis Road at the joint front corner of Lots No. 14 and 13; thence N. 14-09 E. 78.6 feet to the point of beginning.

This property being conveyed to Micheal B. Phillips and Mary L. Phillips from Levis L. Gilstrap recorded in the R.M.C. Office for Greenville County in Deed Book Vol. 935 Page 18, Dec 28, 1972.

This being a second mortgage junior to that mortgage to Carolina Federal Savings and Loan Association in the original amount of \$18,000.00 executed on the 1st day of February, 1971 and recorded on the same date in Mortgage Book 1179 Page 486.



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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