

State of South Carolina

FILED
R.M.C. S.C.

Mortgage of Real Estate

County of GREENVILLE

2 37 PM '82

JOHN BANKERSLEY
R.M.C.

THIS MORTGAGE made this 29th day of December 19 81

by ROBERT EUGENE REID, SR.

(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 ROBERT EUGENE REID, SR.

is indebted to Mortgagee in the maximum principal sum of Three Thousand Seven Hundred Thirty Six and 49/100 Dollars (\$ 3,736.49), which indebtedness is evidenced by the Note of ROBERT EUGENE REID, SR. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is six months 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 \$ 3,736.49 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 with the buildings and improvements thereon, lying and being at the Westerly corner of the intersection of Crosby Circle and Mayo Drive, near the City of Greenville, South Carolina, and being shown as Lot No. 173 on the plat of Paramount Park as recorded in the R.M.C. Office for Greenville County in Plat Book W at Page 57, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwesterly side of Mayo Drive, joint front corner of Lots 173 and 174, and running thence along the common line of said lots, S. 64-0 W. 150 feet to an iron pin in the line of Lot No. 172, and also in the center of a 10 foot utility easement; thence through the center of said 10 foot utility easement along the line of Lot No. 172, S. 26-00 E. 100 feet to an iron pin on the northwesterly side of Crosby Circle; thence along said Circle, N. 64-00 E. 125 feet to an iron pin, corner of the intersection of said Circle and Mayo Drive; thence around the corner of said intersection on a curve, the chord of which is N. 19-0 E. 35.4 feet to an iron pin on the southwesterly side of Mayo Drive; thence along said Drive, N. 26-0 W. 75 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor by Deed of Robert Eugene Reid, Jr., Richard A. Reid and Rebecca Reid Landreth dated March 25, 1976 and recorded in the R.M.C. Office for Greenville County in Book 1033, Page 876.

This mortgage is junior in priority to that certain note and mortgage heretofore given unto C. Douglas Wilson & Company, which mortgage was subsequently assigned to North Carolina National Bank, in the original amount of \$9400.00, and recorded in the R.M.C. Office for Greenville County in Book 738 at Page 45.

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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).

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