

Mortgage of Real Estate

County of Greenville

FILED GREENVILLE CO. S. C.

THIS MORTGAGE is dated May 11 5 06 PM '84, 19 84

THE "MORTGAGOR" referred to in this Mortgage is JOHNIE S. BANKERSLEY, Gerald R. Glur Real Estate, Inc.

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 608 Greenville, S. C. 29602

THE "NOTE" is a note from Gerald R. Glur Real Estate, Inc. to Mortgagee in the amount of \$ 15,000.00, dated May 11, 19 84. 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 November 7, 19 84. 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 \$ 15,000.00, 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.

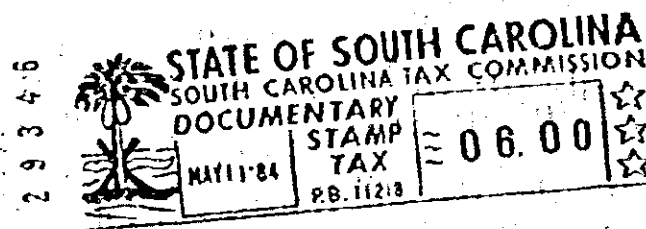
THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other 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, with all buildings and improvements, situate, lying and being on the western side of Townes Street Extension, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 5, Block H, on a plat of HIGHLAND TERRACE, dated October, 1936, recorded in the RMC Office for Greenville County, S. C. in Plat Book K, page 120, said lot being 50 feet wide and 150 feet deep.

The above described property is the same conveyed to the Mortgagor by deed of William P. Raines and Eleanor Jane Ford Craven (formerly Eleanor F. Raines), dated May 11, 1984 to be recorded simultaneously herewith.

The above described mortgage is junior in lien to that certain mortgage given by William P. Raines and Eleanor F. Raines to Wachovia Mortgage Company recorded in Mortgage Book 1234, page 253 on May 23, 1972, in the original sum of \$17,500.00, which mortgage was assigned to Seamen's Bank for Savings by instrument recorded in Mortgage Book 1263, page 163 on January 10, 1973.

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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);