

State of South Carolina

FILED
GREENVILLE CO. S.C. Mortgage of Real Estate

County of GREENVILLE

APR 15 1982

THIS MORTGAGE made this 14th day of April, 1982.

by Deborah Gail Kellett

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S.C.

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

WITNESSETH:

THAT WHEREAS, Deborah Gail Kellett is indebted to Mortgagee in the maximum principal sum of *Five Thousand dollars and no/100*** Dollars (\$ *5,000.00*), which indebtedness is evidenced by the Note of Deborah Gail Kellett of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 48 months after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

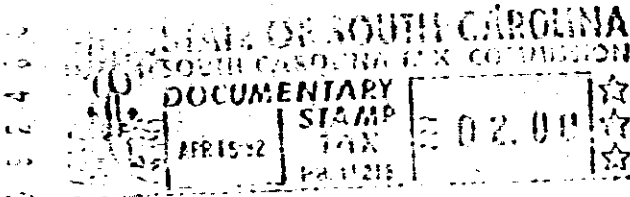
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$ *5,000.00* 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 certain piece, parcel or lot of land, together with buildings and improvements thereon, situate, lying and being on the Eastern side of Standing Springs Road in Fairview Township, Greenville County, South Carolina, containing one (1) acre of land according to a plat entitled Property of Michael Calvin Kellett prepared by T. H. Walker, Jr., Reg. L.S. 3182 on April 10, 1971, and being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4K, at Page 3, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap at the center of Standing Springs Road at the joint front corner of the property described herein and property, now or formerly belonging to Austin Brashier; thence along Brashier's line, S. 83-00 E. 292.3 feet to an iron pin; thence, N. 0-23 E. 150 feet to an iron pin; thence, N. 83-00 W. 292.3 feet to a nail and cap (iron pin set back 21 feet at edge of road) in the center of Standing Springs Road; thence along the center of said road, S. 0-23 W. 150 feet to a nail and cap, the beginning corner.

This is the same property conveyed to Deborah Gail Kellett by deed of Michael Calvin Kellett dated May 10, 1974, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 998, at Page 757.

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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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