

State of South Carolina

BOOK 1422 PAGE 537

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 30th day of January, 1978

by Earl Lee Russell

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

(hereinafter referred to as "Mortgagee"), whose address is 1322 West Poinsett Street, Greer, South Carolina 29651

WITNESSETH:

THAT WHEREAS, Earl Lee Russell is indebted to Mortgagee in the maximum principal sum of ---Three Thousand Nine Hundred Sixty-five and 64/100ths---Dollars (\$ 3,965.64---), which indebtedness is evidenced by the Note of Earl Lee Russell of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is January 25, 1980 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 \$3,965.64 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 in Chick Springs Township, Greenville County, State of South Carolina, located in the new corporate limits of the City of Greer, lying on the west side of Ford Street, being shown and designated as Lot No. 14 on Plat of Property of Dr. J. T. Smith, said plat made by H. S. Brockman, Surveyor, September 20, 1929, and being bounded on the north by Lot No. 13, on the east by the said Ford Street, on the south land of Calvary Baptist Church and of lands of B. L. Colvin and on the west by lands of B. L. Colvin, and having the following courses and distances, to-wit:

BEGINNING on an iron pin at the end of Ford Street and on the line of the Calvary Baptist Church property and runs thence with the said line and the line of B. L. Colvin, N. 57-45 W. 183.7 feet to an iron pin on the Colvin line; thence, with another line of Colvin, N. 13-30 E. 31.7 feet to an iron pin on the Colvin line and joint corner of Lot No. 13; thence, with the dividing line of Lots 13 and 14, S. 67-50 E. 181.3 feet to an iron pin on the west side of Ford Street; thence with the west side of the said street, S. 17-20 W. 62 feet to the beginning corner.

DERIVATION: See deed of A. G. Howell to Earl Lee Russell as recorded January 4, 1951 in Deed Book 426 at Page 239 in the R.M.C. Office for Greenville County, South Carolina.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto of the same being deemed part of the Property and included in any reference thereto).

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