

State of South Carolina

1422-754

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 2nd day of February, 1978

by George E. Woods

hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina, N.A.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 8, Simpsonville, S. C. 29681

WITNESSETH:

THAT WHEREAS, George E. Woods is indebted to Mortgagee in the maximum principal sum of ---Nine Thousand & 00/100--- Dollars (\$ 9,000.00), which indebtedness is evidenced by the Note of George E. Woods of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 84 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 \$ 9,000.00 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 piece, parcel or tract of land in the State of South Carolina, County of Greenville, and being shown on a plat entitled "Survey for J. M. Peden Estate" prepared by W. R. Williams, Jr., R.L.S., in October 1971, and which plat includes Tracts 2 and 3 comprising 32.87 acres, and having the following metes and bounds, to wit:

BEGINNING at a nail in the center of a bridge on Peden Road and running thence along a creek S.12-02 E., 319.4 feet to an iron pin; thence turning and running S. 83-37 E., 950.3 feet to an old iron pin and stone by a Poplar; thence turning and running N. 8-04 W., 1244.3 feet to an iron pin in the center of a dirt road; thence N. 8-04 W., 328.5 feet to an old stone and iron pin; thence turning and running N. 76-15 E., 355.2 feet to an old iron pin; thence N. 16-46 E., 923.0 feet to an iron pin in the center of Woods Drive; thence along the center of Woods Drive, S. 82-13 W., 166.4 feet to a spike in the center of Peden Road; thence along the center of Peden Road as follows: S. 24-05 W., 170.0 feet to an iron pin; thence S. 53-05 W., 550.0 feet to an iron pin; thence S. 17-21 W., 340.0 feet to an iron pin; thence S. 23-52 W., 200.0 feet to an iron pin; thence S. 25-31 W., 200.3 feet to an iron pin; thence S. 18-56 W., 153.0 feet to an iron pin; thence S. 13-55 W., 182.8 feet to an iron pin; thence S. 17-44 W., 100.0 feet to an iron pin; thence S. 31-27 W., 100.0 feet to an iron pin; thence S. 47-07 W., 100.0 feet the point of beginning.

Being the same property conveyed to George E. Woods by deed of John Calvin Peden, et al, recorded January 30, 1978, in Deed Book 272, Page 822, R.M.C. Office for Greenville County.

RECORDED  
STAMP  
TAX

TOGETHER with all and singular rights, members, hereincumbrances 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 of the same being deemed part of the Property and included in any reference thereto.

4328 RV-2

0740