

State of South Carolina

GREENVILLE CO. S.C.  
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1423 page 41

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 10th day of February, 1978

by Celia Louise Kerr

(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, Mortgagor is indebted to Mortgagee in the maximum principal sum of Fifty Thousand Nine Hundred Ninty-Three and 40/100 Dollars (\$ 50,993.40 ), which indebtedness is evidenced by the Note of Mortgagor of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 60 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 \$ 50,993.40 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 situate, lying and being in the County of Greenville, State of South Carolina on the northeastern side of Rio Vista Drive and being known and designated as Lot No. 25 on Plat of Quinlan Acres recorded in the RMC Office for Greenville County in Plat Book "WW", at Page 506 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Rio Vista Drive at the joint front corner of Lots Nos. 24 and 25 and running thence along the line of Lot No. 24 N 28-33 E 150 feet to an iron pin; thence N 42-37 W 99.1 feet to an iron pin; thence with the line of Lot No. 26 S 30-32 W 190.5 feet to an iron pin; thence along the northwestern side of Rio Vista Drive S 66-27 E 100 feet to an iron pin.

This is that property conveyed to Mortgage by deed of Ralph John Kerr dated February 16, 1968 and recorded in the RMC Office for Greenville County in Deed Book 838 at Page 314.

GCTO --- 1 FE10 78 1180

This Mortgage is given to secure a loan in the amount of Fourty Thousand (\$40,000.00) to Berea Hardware, Inc. of Greenville.

RECORDED  
STAMP  
TAX  
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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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