

REC'D  
AFFIDAVIT  
FILED

State of South Carolina  
County of GREENVILLE

FILED  
GREENVILLE CO. S. C.  
MAR 27 10 35 AM '78  
DONNIE S. TANKERSLEY  
R.H.C.

BOOK 1427 PAGE 46

Mortgage of Real Estate

THIS MORTGAGE made this 28<sup>th</sup> day of March, 19 78.

by DONALD D. LAUNIUS

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

(hereinafter referred to as "Mortgagee"), whose address is \_\_\_\_\_

WITNESSETH:

THAT WHEREAS, DONALD D. LAUNIUS  
is indebted to Mortgagee in the maximum principal sum of THIRTY THOUSAND AND no/100-----  
Dollars (\$ 30,000.00), which indebtedness is  
evidenced by the Note of DONALD D. LAUNIUS of even  
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of  
which is \_\_\_\_\_ 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  
\$ \_\_\_\_\_, 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 on the  
eastern side of White Horse Road near the City of Greenville,  
County of Greenville, State of South Carolina being known and  
designated as a portion of tracts nos. 1 and 1-A as shown on a plat  
prepared by T.H. Walker, Jr., dated January 29, 1972, entitled property  
of Donald D. Launius and recorded in the RMC Office for Greenville  
County, South Carolina, in Plat Book 4-M at page 133, and  
having according to another plat prepared by T.H. Walker, Jr., dated  
January 29, 1972, and entitled property of Donald D. Launius the  
following metes and bounds, to-wit:  
BEGINNING at an old iron pin in White Horse Road, 5.3 feet from the  
edge thereof and 544.3 feet, more or less, from the corner of Augusta  
Road and White Horse Road; and running N. 38-11 W. 160 feet (old deed  
says 150 more or less) to an iron pin at the corner of tract 1-A;  
thence along the line of tract 1-A N. 63-56 E. 100 feet to a point;  
thence along a new line with property previously deeded out to  
Melvin Launius by the mortgagor S. 27-19 E. 150.9 feet to a point  
along the line of J.E. George and W.H. Tripp; thence S. 59-17 W.  
70 feet to the point of the beginning.

GCTC  
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DERIVATION: Deed book 936 page 497 and deed book 936 page 498  
All INSURANCE, INC TO DONALD D. LAUNIUS, dtd 2 July 75 + recorded 9 Apr 76

RELEASE PROVISIONS: The property that is subject to this mortgage  
is subject to release from the terms hereof upon the payment of  
Seven Thousand Five Hundred (\$7,500) Dollars. Said Seven Thousand  
Five Hundred (\$7,500) payable at the Mortgagee's offices in Greenville,  
South Carolina.

3.5001

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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