

State of South Carolina

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE made this 7th day of April 1978

by Floyd Mann

(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 Floyd Mann is indebted to Mortgagee in the maximum principal sum of Six Thousand and no/100 Dollars \$ 6,000.00 evidenced by the Note of Floyd and Alma G. Mann of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is April 1, 1983 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) in 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 \$ 6,000.00 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 on the western side of Edwards Street near the City of Greenville being shown as LOTS 28, 29, 30 and 31 on a plat of VERNER HEIGHTS, recorded in Plat Book E at page 267, being more particularly shown on plat of property of Floyd Mann prepared by J. C. Hill dated August 15, 1959 and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the western side of Edwards Street at the front corner of Lot 27, which pin is 441.1 feet south of the intersection of said street with South Franklin Road, and running thence with the line of said lot N 80-20 W 146.4 feet to iron pin; thence with the rear line of Lots 28, 29, 30 and 31 S 46-11 W 120 feet to iron pin at the rear corner of Lot 32; thence with the line of said lot S 80-20 E 219 feet to iron pin on the western side of Edwards Street; thence with the western side of said street N 9-00 E 100 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed recorded in Deed Book 632 at page 352 on August 21, 1959 in the RMC Office for Greenville County, said property having been acquired by the mortgagor by deed from Pauline W. Harrison.

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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