

State of South Carolina

1440 353

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 3rd day of August 1978

by Alger L. Cannon

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 867, 1322 West Poinsett Street, Greer, SC 29651

WITNESSETH:

THAT WHEREAS Alger L. Cannon is indebted to Mortgagee in the maximum principal sum of Thirty Thousand and no/100ths Dollars (\$ 30,000.00), which indebtedness is evidenced by the Note of Alger L. Cannon of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is October 1, 1986 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 \$ 30,000.00 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 lot of land in the State of South Carolina, County of Greenville, located near Chick Springs, being shown as an unnumbered and unlabeled tract on a Plat of Property of Alger Cannon prepared by Terry T. Dill, Surveyor, dated August 31, 1968, and recorded in the R.M.C. Office for Greenville County in Plat Book 4F at Page 36, and constituting all of the property as shown on such recorded Plat as is located on the southwesterly side of Groveland Drive, except for Lots 70, 71 and 72 as thereon designated.

The subject property constitutes a portion of a 15.25 acre tract (Tract No. 1 of the B.F. Flynn Estate) as conveyed to the mortgagor in separate deeds of R. C. Collins, Jr. and Eugene F. Breazeale, both recorded on September 6, 1967, in Deed Book 827, at Pages 619 and 620, respectively.

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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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