

LEATHERWOOD, WALKER, TODD & MANA
State of South Carolina

FILED
GREENVILLE CO. S. C.

BOOK 1445 PAGE 53

SEP 22 12 06 PM '78

Mortgage of Real Estate

County of GREENVILLE

REC. TANNER, SLEV
M.S.C.

THIS MORTGAGE made this 18 day of SEPT, 1978.

by LARRY G. CLARDY

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF SC

(hereinafter referred to as "Mortgagee"), whose address is GREENVILLE, SC

WITNESSETH:

THAT WHEREAS, LARRY G. CLARDY
is indebted to Mortgagee in the maximum principal sum of Forty Three Hundred Forty
NINE AND 83/100 Dollars (\$ \$4,349.83), which indebtedness is
evidenced by the Note of SEPT 18, 1978 of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is AUG 18, 1981 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
\$4,349.83, 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 of that piece, parcel or lot of land shown as Lot 34, according to plat in
Plat Book LL, Page 113, said plat being entitled "Revised Portion, Sec. 1, Sub-division of
Village Houses, F. W. Poe Manufacturing," dated September, 1956, said property having the
following metes and bounds, to-wit:

BEGINNING in northerly margin of First Avenue, said point being the common
corner of Lots 34 and 35 as shown on above-referenced plat; thence from said beginning
point, N. 48-58 E. 115 feet to a point; thence N. 41-2 W. 66 feet to a point; thence S.
48-58 W. 11.4 feet to a point; thence N. 41-2 W. 11 feet to a point; thence S. 48-58 W.
103.6 feet to a point in a northerly margin of First Avenue; thence along and with
northerly margin of First Avenue, S. 41-2 E. 77 feet to a point and place of beginning.

ALSO: All of that certain 12-foot strip, which is part of Lot 33, and is
described as follows: BEGINNING at common corner of Lots 33 and 34 in the northeastern
margin of First Avenue as shown on map entitled "Revised Portion, Section I, Sub-division
of Village Houses, F. W. Poe Manufacturing Company," dated September, 1956, as prepared
by Dalton & Neves, Plat Book LL at Page 113; thence N. 41-02 W. with said First Avenue,
a distance of 12 feet to a new corner; thence N. 48-58 E. with a new line to a new
corner in division line between Lots 33 and 68, a distance of 103.6 feet; thence S.
41-02 E. with said line a distance of 12 feet to common corner of Lots 33, 34, 67 and
68; thence S. 48-58 W. with the division line between Lots 33 and 34, a distance of 103.6
feet to point and place of beginning.

BEING the same property conveyed to the Mortgagor herein by deed of Burlington
Industries, Inc., said deed being dated February 18, 1972 and recorded in the R.M.C. Office
for Greenville County in Deed Book 936 at Page 643, and by deed of Clarence O. Koon and
Dora Winslett Koon, said deed being dated October 16, 1971 and recorded in the R.M.C.
Office for Greenville County in Deed Book 927 at Page 589.

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
of the same being deemed part of the Property and included in any reference thereto).

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