

State of South Carolina

FILED
GREENVILLE CO. S.C.

PLEASE MAIL

Mortgage of Real Estate

County of GREENVILLE

MAR 28 3 51 PM '79
DONNIE S. TANKERSLEY
R.M.C.

VOL 1461 PAGE 67

THIS MORTGAGE made this 28th day of March, 1979.

by CLIFTON B. ABLES and CHRISTINE H. ABLES

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

P. O. Box 608, Greenville, S. C. 29602

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, CLIFTON B. ABLES and CHRISTINE H. ABLES is indebted to Mortgagee in the maximum principal sum of Thirty Thousand, Thirty Seven and 04/100ths Dollars (\$ 30,037.04), which indebtedness is evidenced by the Note of CLIFTON B. ABLES and CHRISTINE H. ABLES 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, 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 \$ 30,037.04, 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, in Gantt Township, containing 2.16 acres, more or less and being known and designated as Lot No. 2 on a plat of property of J. T. Phillips, prepared by W. A. Hester, Surveyor and recorded in Plat Book J at page 43 and having such metes and bounds as appear by reference to said plat.

THIS is the identical property conveyed to the Mortgagors by deed of Jewell J. Tidwell, et al, recorded on October 20, 1972 in Deed Book 958 at page 374 in the RMC Office for Greenville County.

GCTO -----3 MR28 79 252

DOCUMENTARY STAMP TAX 12.04
MAR 28 1979 PR 11218

3.655CI 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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