

State of South Carolina

VOL 1462 PAGE 488

RECORDED
GREENVILLE CO. S.C.
APR 9 4 42 PM '79
SCHEMIE S. TANKERSLEY
R.J.C.

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 9th day of April, 19 79.

by Hubert M. Styles and Thelma M. Styles

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S. C.

(hereinafter referred to as "Mortgagee"), whose address is 1322 W. Poinsett Street, Greer, S. C.

WITNESSETH:

THAT WHEREAS, Hubert M. Styles and Thelma M. Styles is indebted to Mortgagee in the maximum principal sum of Forty-four Thousand and NO/100 Dollars (\$ 44,000.00), which indebtedness is evidenced by the Note of Hubert M. Styles and Thelma M. Styles of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is six (6) years 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 \$ 44,000.00, 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 piece, parcel, or tract of land with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township, being known and designated as 5.47 acre tract of Hubert Styles and Thelma Styles and according to the plat prepared for Hubert Styles and Thelma Styles by W. C. Lindsey, R. L. S., on March 20, 1979, to be recorded herewith, as having the following metes and bounds, to-wit:

BEGINNING at an iron pin 490.5 feet from the center of O'Neal School Road on a course of S. 11-35 W. (joint rear S. E. corner of mortgagors property, Deed Book 1086 at page 945) and running thence N. 86-45 W. 200.0 feet to an iron pin; thence S. 11-00 W. 736.30 feet to an iron pin; thence S. 72-47 -11 E. 170.01 feet to an iron pin; thence N. 39-25-30 E. 447.35 feet to an iron pin; thence N. 3-29-00 E. 325.83 feet to an iron pin; thence N. 54-12-12 W. 155.49 feet to beginning corner and containing according to said plat, 5.47 acres.

This conveyance is a portion of the property conveyed to Hubert M. Styles and Thelma M. Styles by deed of Frank P. MCGowan, Jr., as Master, on September 5, 1978, and duly recorded in Deed Book 1086 at page 713 in the R. M. C. Office for Greenville County, on September 5, 1978.

GCTO
-----3 AP. 9 79 1250

DOCUMENTARY
STAMP
APR-978
TAX
PG. 11218
17.60

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);

3655CI

4328 RV-2