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Mortgage of Real Estate

County of

JOHNNIE S. TANKERSLEY R.M.C.

THIS MORTGAGE made this 8th day of May, 1979

by Elias M. Howard

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

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

WITNESSETH:

THAT WHEREAS, Mike Howard is indebted to Mortgagee in the maximum principal sum of Seven Thousand Five Hundred and no/100 Dollars (\$ 7,500.00), which indebtedness is evidenced by the Note of Mike Howard of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 5 years after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

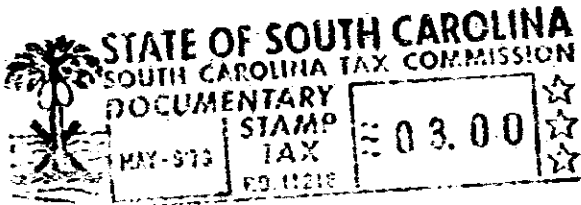
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-52, 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 \$ 7,500.00, 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 certain piece, parcel or lot of land situate, lying and being in the City and County of Greenville and State of South Carolina, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on south side of Washington Street, northwest corner of Lot No. 4 and 50 feet from the corner of the Lot owned by Meredith, formerly Mary E. Henry; thence with Washington Street 50 feet to an iron pin, corner of Lot No. 2; thence with that lot S. 27-1/2 W. 150 feet to iron pin on twenty foot alley; thence with said alley S. 57-1/2 E. 50 feet to an iron pin in the southwest corner of Lot No. 4; thence with the line of that lot N. 27-1/2 E. 150 feet to the beginning corner, known as Lot No. 3 on plat made by W.A. Hudson, D.S., together with all rights and privileges in, of and to the said twenty foot alley acquired by said Bessie B. Stall deed, and is the same lot of land, including privileges of alley, conveyed by The Norwood National Bank of Greenville by deed dated Feb. 6, 1912, and recorded in RMC Office for said County in Volume 16, page 259.

This is the same property heretofore conveyed to Mortgagor herein by deed from Bankers Trust of South Carolina, as Trustee for Beatrice M. Cannon under Trust Agreement dated February 17, 1976 and recorded May 7, 1979 in the RMC Office for Greenville County in Deed Book 1102 at page 42.

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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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