

State of South Carolina

JUL 16 3 37 PM '79

Mortgage of Real Estate

County of GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE made this 16th day of July 19 79

by Jack E. Shaw and Piedmont Land Company, Inc.

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

(hereinafter referred to as "Mortgagee"), whose address is Bankers Trust Plaza, 7 N. Laurens Street, Greenville, South Carolina 29601

WITNESSETH.

THAT WHEREAS Jack E. Shaw and Piedmont Land Company, Inc. is indebted to Mortgagee in the maximum principal sum of One Hundred Sixty Five Thousand and No/100 Dollars (\$ 165,000.00), which indebtedness is evidenced by the Note of Jack E. Shaw and Piedmont Land Company, Inc. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is Five (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 29-3-50 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 \$165,000.00 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 certain piece, parcel or lot of land, situate, lying and being on the north side of Old Spartanburg Road, in the County of Greenville, State of South Carolina, being shown as 541.2-1-2 on Tax Map, and being more particularly described according to a survey entitled "Survey for Jack E. Shaw" made by Piedmont Engineers, 8-19-76, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the north side of Old Spartanburg Road at the joint front corner of instant tract and property of Lafferty and running thence along the common line of said lots N. 10-00 W. 156.80 feet to an iron pin in the rear line of Lot 12, Kingsgate; thence along the rear lines of Lots 11, 10, 9, 8, and 7, Kingsgate N. 71-51 E. 283.60 feet to an iron pin; N. 59-54 E. 103.20 feet to an iron pin; N. 58-05 E. 120.08 feet to an iron pin; N. 69-23 E. 109.75 feet to an X in concrete C.B.; thence along the western side of Tiverton Drive S. 20-00 E. 130.16 feet to an iron pin; thence following the curve of the intersection of Tiverton Drive and Old Spartanburg Road, the chord of which is S. 25-05 W., 36.30 feet; t thence along the north side of Old Spartanburg Road S. 70-09 W. 217.10 feet to an iron pin; S. 69-09 W. 125.02 feet to an iron pin; S. 66-13 W. 157.50 feet to an iron pin; and S. 64-10 W. 184.20 feet to an iron pin, the point of beginning. This being a portion of that property conveyed to Jack E. Shaw by deed of Elsie Coker Hudson recorded in Deed Book 853, Page 635, October 11, 1968.

ALSO: All that certain piece, parcel or tract of land on the northwestern side of Old Spartanburg Road, containing 1.304 acres, and being more particularly described according to "Survey for Jack E. Shaw" made by Piedmont Engineers, 8-19-76, and having according thereto the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Old Spartanburg Road at the joint corner of instant tract and Lot 134, Kingsgate, and running thence along the common line thereof N. 20-09 W. 150.07 feet to an iron pin; thence along the line of Lots 133 and 132 N. 60-48 E. 301.30 feet to an iron pin; thence along the common line of instant tract and property of Mann S. 38-32 E. 190.00 feet to an iron pin on the northwestern side of Old Spartanburg Road; thence along the northwestern side of Old Spartanburg Road S. 62-46 W. 99.68 feet to an iron pin; S. 66-51 W. 100.00 feet to an iron pin; and S. 70-00 W. 158.60 feet to an iron pin, the point of beginning.

This is the same property conveyed to Jack E. Shaw by deed of Morris H. Duncan recorded in Deed Book 770, at Page 533, April 7, 1965.

(See attached)

TOGETHER with all and singular rights, tenements, hereditaments and appurtenances belonging or in any way connected therewith, all of which are more particularly described in the aforesaid Note and are attached thereto, and all of the same being deemed part of the Premises, and included in any reference thereto.

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