

LEATHERWOOD, WALKER, TODD & MA

State of South Carolina )  
FILED )  
CO. S. C. )

BOOK 1481 PAGE 637

Mortgage of Real Estate

County of GREENVILLE )  
SEP 21 4 40 PM '79 )  
DONNIE BANKERSLEY )  
R.M.C. )

THIS MORTGAGE made this 21st day of September, 1979

by JOAN L. THEISEN

(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, South Carolina 29602

WITNESSETH:

THAT WHEREAS, JOAN L. THEISEN is indebted to Mortgagee in the maximum principal sum of One Hundred Thirty-five Thousand and no/100 Dollars (\$135,000.00), which indebtedness is evidenced by the Note of Joan L. Theisen and George I. Theisen of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is on demand 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 \$ 135,000.00 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 those certain pieces, parcels or lots of land, together with improvements thereon, situate, lying and being on East Round Hill Road and West Round Hill Road in Green Valley Estates, Greenville County, South Carolina, being shown and designated as Lot 132, part of Lot 131, and part of Lot 121, on plat of Green Valley Estates recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ, pages 2 and 3, and having the following metes and bounds when described together as one parcel according to plat entitled "Property of Joan L. Theisen" by Freeland & Associates dated September 11, 1979:

BEGINNING at an iron pin on the western side of East Round Hill Road at the joint front corner of Lots 132 and 131, and running thence with the right of way of East Round Hill Road, S. 24-24 W. 135 feet to an iron pin; thence S. 52-55 W. 139.1 feet to an iron pin; thence with the curve of East Round Hill Road and West Round Hill Road, N. 81-02 W. 64.3 feet to an iron pin; thence N. 81-08 W. 50.0 feet to an iron pin; thence N. 74-54 W. 178.4 feet to an iron pin; thence with the eastern right of way of West Round Hill Road, N. 29-21 W. 35.0 feet to an iron pin; thence N. 15-57 E. 100 feet to an iron pin; thence N. 0-38 W. 111.9 feet to an iron pin at the joint front corner of Lots 121 and 122; thence leaving West Round Hill Road and running N. 89-35 E. 211.1 feet to an iron pin; thence S. 67-52 E. 246.8 feet to an iron pin on East Round Hill Road, being the Point of Beginning.

BEING the same property conveyed to the Mortgagor herein by Deed of Beatrice P. League dated September 21, 1979, to be recorded herewith.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
\$ 4.00

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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