

State of South Carolina

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GREENVILLE CO. S.C.

Mortgage of Real Estate

County of GREENVILLE SEP 25 PM 1979

DOHNLE BANKERSLEY

THIS MORTGAGE made this 20th day of September, 1979

by James H. Irvin and Aubrey C. Irvin

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

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

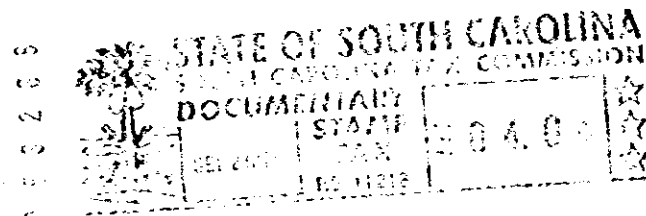
WITNESSETH:

THAT WHEREAS, James H. Irvin and Aubrey C. Irvin is indebted to Mortgagee in the maximum principal sum of Ten Thousand Four and 04/100 Dollars (\$ 10,004.04), which indebtedness is evidenced by the Note of James H. Irvin and Aubrey C. Irvin of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is October 1, 1989 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 \$ 10,004.04 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 piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, being designated on plat of Thomas T. Goldsmith Property recorded in Plat Book F at page 113 and having the following courses and distances: Beginning at an iron pin on Cureton Street, joint corner of Lots 6 and 7 and running thence with said street, N. 58-19 E. 50 feet to a stake; thence S. 30-11 E. 201.4 feet, more or less, to a stake; thence S. 53-52 W. 35 feet to an iron pin; thence with line of Lot 6, N. 34-27 W. 204.3 feet to the beginning corner. Being the western half of Lot 7. Being the same property conveyed by Laura Peace Echols by deed recorded January 2, 1931. Also: An easement on the right of way 15 feet over rear of adjoining lot and being same conveyed by C. F. Putman by D. T. Riddle by deed recorded in Deed Book 279 at page 252; This is the same property conveyed by M. Q. Chiles by deed recorded April 4, 1962 in Deed Book 695 at page 443.

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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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