

Harry C. Waker, 201 E. North St. Greenville
South Carolina

State of South Carolina)
GREENVILLE)

BOOK 1492 PAGE 275

Mortgage of Real Estate

County of GREENVILLE)
DONNIE S. BANKERSLEY)
R.M.C.

THIS MORTGAGE made this 31 day of December, 1979.

by Boyce H. Crenshaw

(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, 715 Pendleton St.
Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Boyce H. Crenshaw 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 Boyce H. Crenshaw of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is January, 1990 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

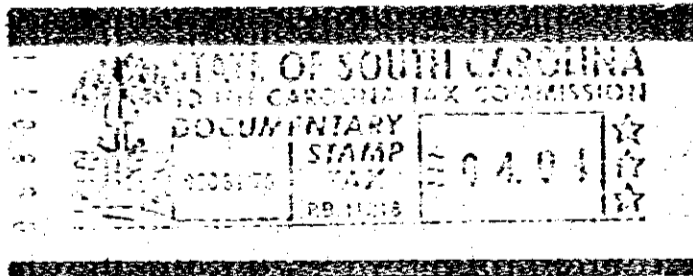
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 lot of land in Greenville County, State of South Carolina, in Greenville Township, at the Southwestern corner of Memminger Street and Perry Avenue, in the City of Greenville, and described as follows;

BEGINNING at the Southwest corner of Memminger Street and Perry Avenue and running thence with Perry Avenue, in a Westerly direction 70 feet to a stake, corner of lot now or formerly owned by Hicks; thence with the line of the last mentioned lot, South 110 feet; more or less, to corner of Turner lot; thence with line of last mentioned lot in an Easterly direction, 70 feet to a pin on Memminger Street; thence with Memminger Street, 110 feet to the beginning corner.

Being the same premises conveyed to the grantors by deed recorded in Volume 267 at Page 251, by Emma Pollard Mackey and Paul D. Mackey by Deed dated April 18, 1955, and recorded April 19, 1955.

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4 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 fall of the same being deemed part of the Property and included in any reference thereto).

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