

State of South Carolina

BOOK 1492 PAGE 904

GREENVILLE CO. S. C.
JAN 10 11 45 AM '80
DONNA S. TANKERSLEY
R.M.C.

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE made this 2nd day of January, 1980

by Robert C. and Gail R. Brien

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S. C.

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

Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, Robert C. and Gail R. Brien is indebted to Mortgagee in the maximum principal sum of Thirty-two Thousand Five Hundred Thirteen and 04/100 Dollars (\$ 32,513.04), which indebtedness is evidenced by the Note of Robert C. and Gail R. Brien 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 \$ 32,513.04, 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 certain piece, parcel or lot of land, situate, lying and being on the northern side of Pelham Road, in the County of Greenville, State of South Carolina, being shown and designated as Property of Ida L. Bolonkin Near Greenville, S. C., on plat thereof recorded in the R.M.C Office for Greenville County in Plat Book EEE, at Page 109A, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the northern side of Pelham Road 828.2 feet from the intersection of Pelham Road and County Road, at the joint front corner of property now or formerly of Byars and instant property, and running thence N. 14-45 E. 125.0 feet to an old iron pin; thence S. 84-57 W. 166.5 feet to a point; thence N. 31-37 W. 18.2 feet to a point; thence S. 63-08 W. 24.8 feet to a point; thence S. 83-32 W. 107.0 feet to a point; thence S. 72-55 W. 97.3 feet to an old iron pin in line of property now or formerly of Hudson; thence along the Hudson line N. 12-45 W. 300.6 feet to an old iron pin; thence along the line of property now or formerly of Rumsey N. 22-53 E. 222.7 feet to an old iron pin; thence still with Rumsey line N. 14-04 E. 614.0 feet to an old iron pin; thence along the line of property now or formerly of Ward N. 70-17 E. 435.4 feet to an old iron pin; thence still with Ward line N. 10-0 E. 142.8 feet to a stone; thence N. 86-10 E. 198.0 feet to an iron pin; thence along the line of property now or formerly of Bell S. 1-20 E. 1,343.1 feet to a nail and cap in the right-of-way of Pelham Road; thence in the right-of-way of Pelham Road S. 73-28 W. 420.4 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Game/Set/Match, Inc., recorded in the R.M.C. Office for Greenville County, South Carolina, simultaneously herewith.

SC10
JAN 10 1980
10:45

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
R.M.C. OFFICE
RECORDED
JAN 13 1980

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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