

State of South Carolina GREENVILLE CO. S.C.

BOOK 1493 PAGE 515

County of

JAN 10 11 49 AM '80

Mortgage of Real Estate

JOHN S. TANNERSLEY
R.H.C.

THIS MORTGAGE made this 7th day of January, 1980.

by The Gazebo ICPS, Inc.

(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, S. C. 29602

WITNESSETH:

THAT WHEREAS, Dr. Gajanan R. Shanbhag is indebted to Mortgagee in the maximum principal sum of twenty-two thousand four hundred fifty-eight and 08/100 Dollars (\$ 22,458.08), which indebtedness is evidenced by the Note of Dr. Gajanan R. Shanbhag 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 7, 1987 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 \$ 22,458.08 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 situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Barry Drive and being known and designated as Lots Nos. 27 and 28 on plat entitled "TERRACE GARDENS Subdivision", prepared by Clifford C. Jones, RLS, dated August 26, 1959, and recorded in the RMC Office for Greenville County in Plat Book QQ at Page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Barry Drive, joint front corner of Lots 28 and 29 and running thence with the northern side of Barry Drive, N.38-02 E. 200 feet to an iron pin, joint front corner of Lots 26 and 27; running thence with the joint line of said lots, N.51-58 W. 200 feet to an iron pin, joint rear corner of Lots Nos. 26 and 27; running thence S.38-02 W. 200 feet to an iron pin, joint rear corner of Lots Nos. 28 and 29; running thence S.51-58 E. 200 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed from W. H. Alford recorded in the RMC Office for Greenville County in Deed Book 1106 at Page 440 on July 10, 1979.

THE mailing address of the Mortgagee herein is P. O. Box 608, Greenville, South Carolina 29602.

JAN 18 80 212

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA

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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