

State of South Carolina

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SHERIFF
GREENVILLE
S.C.

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Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 20th day of February, 1980.

by Olin J. Coker

(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, Olin J. Coker is indebted to Mortgagee in the maximum principal sum of Four Thousand Eight Hundred Forty-five and 91/100 Dollars (\$ 4,845.91), which indebtedness is evidenced by the Note of February 20, 1980, of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is three 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 \$4,845.91 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 in the State of South Carolina, County of Greenville, in the Town of Mauldin, and being on the corner of Miller Road and Murray Drive as described on a plat by C. O. Riddle dated August 27, 1970, as follows:

BEGINNING at an iron pin on north side of Miller Road adjacent to H. C. Shaver; thence N. 18-53 W. 315 feet to iron pin; thence S. 75-45 W. 142.8 feet to center of Murray Drive; thence along Murray Drive and rear C & WC RR right of way, S. 18-34 E. 321.4 feet to point in Murray Drive; thence along Miller Road, N. 73-20 E. 144.2 feet to point of beginning.

LESS however, the property conveyed to Dewey R. Gossett by Olin J. Coker by deed dated January 12, 1978, recorded in Book 1071 at Page 965 on January 16, 1978.

This being the same property conveyed to mortgagor herein by deed of Charles and Jean S. Shaver dated April 14, 1971, recorded in Book 913 at Page 277 on April 21, 1971.

REC'D
FEB 21 1980

STATE OF SOUTH CAROLINA
RECORDS AND CLERK
GREENVILLE
FEB 21 1980

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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).