

Mortgagee's Address: P. O. Box 608, Greenville, S.C. 29602

State of South Carolina

1496 373

Mortgage of Real Estate

County of GREENVILLE

RECORDED FEB 23 4 48 PM '80 DEBORAH B. HEARN

THIS MORTGAGE made this 23rd day of February, 1980

by Rendall E. Barfoot and Neva Hicks Barfoot

(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, Rendall E. Barfoot and Neva Hicks Barfoot is indebted to Mortgagee in the maximum principal sum of Fifty Thousand and no/100 Dollars (\$ 50,000.00), which indebtedness is evidenced by the Note of Rendall E. Barfoot and Neva Hicks Barfoot of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 240 days 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 \$ 50,000.00 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, together with the improvements thereon, lying and situate in the County of Greenville, State of South Carolina, shown and designated as Lots #46 and the western one-half (1/2) of Lot #45 of the plat of Edwards Forest, Section 4, dated December, 1965 prepared by C. O. Riddle. Said plat is recorded in the RMC Office for Greenville County and according to said plat, has the following metes and bounds:

BEGINNING at an iron pin at the joint corner of Lots #46 and 47 of said plat and running thence N. 40-05 W. 198.4 feet to an iron pin; thence turning and running N. 54-24 E. 150.3 feet to an iron pin; thence turning and running S. 40-03 E. 190 feet to an iron pin in the right-of-way of Elmwood Drive; thence turning and running S. 49-57 W. 150 feet to the point of beginning.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This being the identical premises heretofore conveyed to the Mortgagors herein by deed of Deborah B. Hearn, dated February 23, 1979, and recorded in the Greenville County RMC Office in Deed Book 1097 at Page ~~394~~ on February 26, 1979. 472

ENCLOSURE 154

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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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