

State of South Carolina FILED GREENVILLE CO. S. C.

County of Greenville APR 1 4 46 PM '80 DONALD W. WATERSLEY R.M.C.

Mortgage of Real Estate

THIS MORTGAGE made this 1st day of April, 19 80.

by William A. Floyd

(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, SC 29602

WITNESSETH:

THAT WHEREAS, William A. Floyd 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 William A. Floyd of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is April 1, 1983 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 certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being shown as a 21.95 acre tract of land situate on the southerly side of Saluda Dam Road as shown on a survey of the property of Williams A. Floyd prepared by Carolina Surveying Company dated 23 of September, 1977, and being described as follows:

BEGINNING at a point in the center of Saluda Dam Road and running thence along the line through other property of William A. Floyd S. 18-46 E. 1,493.9 feet to a point on Southern Railway right-of-way; thence S. 68-29 W. 619.7 feet along the Southern Railway right-of-way to a point; thence turning and running N. 31-05 W. 457.8 feet along property of Arrowhead Park to a point; thence turning and running N. 58-55 E. 400 feet to a point; thence turning and running N. 31-07 W. 661.6 feet to a point in the center of Saluda Dam Road; thence turning and running with the center line of Saluda Dam Road the following courses and distances: N. 28-45 E. 139 feet to a point; N. 31-42 E. 100 feet to a point; N. 36-32 E. 100 feet to a point; N. 41-30 E. 100 feet to a point; N. 46-14 E. 100 feet to a point; N. 51-47 E. 100 feet to a point; and N. 56-43 E. 35 feet to a point, the point and place of BEGINNING.

This is a portion of the property conveyed to the Mortgagor herein by deed of SCN Bank of Charleston, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 654, at Page 153, on the 7th day of July, 1970.

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RECORDED IN DEED BOOK 654 PAGE 153

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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