

State of South Carolina )

Mortgage of Real Estate

County of Greenville )

THIS MORTGAGE made this 21st day of February, 1980.

by Olyn L. Gee and Jeannine W. Gee

(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, Olyn L. Gee is indebted to Mortgagee in the maximum principal sum of four thousand four hundred two and 96/100 Dollars (\$ 4,402.96), which indebtedness is

evidenced by the Note of Olyn L. Gee of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 48 months 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 \$ 4,402.96 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 piece, parcel or lot of land situate in Greenville County, South Carolina, shown as Lot 15 on a plat entitled Tar Acres recorded in the R.M.C. Office for Greenville County in Plat Book PPP at pages 12 and 13, and according to said plat having the following metes and bounds, to wit:

BEGINNING at a point on the southerly side of Nicklaus Drive, joint front corner of Lots 15 and 16, thence along Nicklaus Drive on a curve, the chord of which is S 75-31 E 100 feet; thence continuing along Nicklaus Drive on a curve, the chord of which is S 88-31 E 50 feet to the joint front corner of Lots 14 and 15; thence along the joint line of Lots 14 and 15, S 0-21 E 198.9 feet to an iron pin at the joint rear corners of Lots 14 and 15; thence along the line of Lots 7 and 8, N 88-26 W 211 feet to the joint rear corners of Lots 15 and 16; thence along the line of Lot 16 N 15-56 E 288.7 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements, or rights of way of record or appearing upon said property, including restrictions applicable to Tar Acres, recorded in the R.M.C. Office for Greenville County in Deed Book 802 at page 893.

This is the same property conveyed to Olyn M. Gee and Jeannine W. Gee by deed of Wilson M. Dillard recorded in the R.M.C. Office for Greenville County in Deed Book 1077 at page 272. Recorded 4/17/78.

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA. DOCUMENTARY TAX PAID. 4/17/80.

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).