

State of South Carolina

S.C.
1980

1507-127

Mortgage of Real Estate

County of Greenville

(SASLEY)

THIS MORTGAGE made this 3th day of July 19 80

by Gilder Creek Development Company

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of SC

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608

Greenville, SC 29602

WITNESSETH

THAT WHEREAS Gilder Creek Development Company is indebted to Mortgagee in the maximum principal sum of One Hundred Thousand Forty and 04/100 Dollars (\$ 100,040.04*), which indebtedness is evidenced by the Note of Gilder Creek Development Company of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 365 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 \$ 100,040.04* 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 those certain pieces, parcels or lots of land, located, lying and being in the County of Greenville, State of South Carolina, near Five Forks, being known and designated as Lot Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 as shown on plat entitled "Property of Gilder Creek Development Company", dated July 7, 1980, prepared by W. R. Williams, Jr., recorded in the Greenville County RMC Office in Plat Book 7-4 at Page 46, reference to said plat is hereby craved for a more complete and accurate description by the metes and bounds thereof.

This is a portion of the property conveyed to the Mortgagor herein by deed of Gilder Creek Properties Joint Venture, et al, recorded in the Greenville County RMC Office in Deed Book 1105 at Page 560 on June 27, 1979.

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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