

State of South Carolina

BOOK 1507^{RFH} PAGE 302

Mortgage of Real Estate

County of Greenville

JUL 10 1980
S.C.
SLEY

THIS MORTGAGE made this 10th day of July, 19 80.

by Harvey H. Pressley, Jr. and Cheryl S. Pressley

(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, Carolina Train and Craft, Inc.

is indebted to Mortgagee in the maximum principal sum of Ten Thousand and 00/100 Dollars (\$ 10,000.00), which indebtedness is

evidenced by the Note of Carolina Train and Craft, Inc. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 5 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 \$ 10,000.00 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 piece, parcel or lot of land situate, lying and being on the Northwestern side of Douthit Street (formerly Columbus Avenue) and being known and designated as Lot No. 15 on plat of W. O. Groce Property recorded in the R. M. C. Office for Greenville County in Plat Book "0" at Page 188, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Douthit Street at the joint front corners of Lots 15 and 16 and running thence along said Street, S. 44-12 W. 46 feet to an iron pin; thence along the joint line of Lots 14 and 15, N. 45-48 W. 119.8 feet to an iron pin; thence N. 36-57 E. 46.4 feet to an iron pin; thence along the joint line of Lots 15 and 16 S. 45-48 E. 125.7 feet to the point of beginning.

DERIVATION: Deed of Martha G. Shives recorded December 30, 1968 in Deed Book 858 at Page 467.

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STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY TAX
\$ 4.00

4.00001 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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