

State of South Carolina

GREENVILLE COUNTY, S. C.

BOOK 1510 PAGE 640

County of Greenville

RECORDED IN PUBLIC '80

Mortgage of Real Estate

DEED BOOK 1510 PAGE 640

THIS MORTGAGE made this 6th day of August, 1980.

by Margaret P. Allen

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

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 608, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Margaret P. Allen is indebted to Mortgagee in the maximum principal sum of Four thousand three hundred nine and 32/100 Dollars (\$ 4,309.32), which indebtedness is evidenced by the Note of Margaret P. Allen of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 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 \$ 4,309.32, 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 State of South Carolina, County of Greenville, in Chick Springs Township, School District 9-C, being known and designated as Lot No. 31 of a subdivision known as Piedmont Estates, near Paris Station, as shown on plat thereof recorded in the R.M.C. office of Greenville County in Plat Book M, at page 123, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Churchill Avenue at the corner of Lot No. 30, which point is 120 feet north of the northeast corner of the intersection of Churchill Avenue and Nimitz Street and running thence along the line of said Lot No. 30, N. 66-0 W. 177.4 feet to an iron pin; thence N. 24-00 E. 60 feet to an iron pin at the rear corner of Lot No. 40; thence along the line of said Lot No. 40, S. 66-0 E. 177.3 feet to an iron pin on the northwest side of Churchill Avenue; thence along the line of said Churchill Avenue, S. 23-15 W. 60 feet to the beginning corner.

This is the same property devised to the mortgagor herein by will of Carroll L. Allen which is on file in Apt. 1440, File 17 of the Greenville County Probate Court, Greenville, South Carolina.

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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).