

GREENVILLE S.C.
SEP 17 1 42 PM '80
DONNIE W. HARRISLEY
R.M.C.

THIS MORTGAGE made this 20th day of August, 1980,

by Emma Flinkingshelt

(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, S. C. 29602

WITNESSETH:

THAT WHEREAS, Emma Flinkingshelt is indebted to Mortgagee in the maximum principal sum of forty thousand sixteen dollars and 04/100--- Dollars (\$ 40,016.04), which indebtedness is evidenced by the Note of Emma Flinkingshelt of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is August 25, 1987 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 \$ 40,016.04 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as the property of McCall Manufacturing Co., on plat prepared by C. O. Riddle, dated April, 1968, recorded in Plat Book XXX at page 153 in the RMC Office for Greenville County, and described as follows:

BEGINNING at an iron pin on the eastern side of Oneal Street at the joint front corner of property now or formerly of E. Gaddy and running thence with Oneal Street, N. 18-33 W. 48.8 feet to an iron pin; thence S. 82-58 W. 3.6 feet to an iron pin; thence continuing with Oneal Street, N. 18-20 W. 224 feet to a nail in a concrete gutter in U. S. Highway 123 (Academy Street); thence N. 73-52 E. 165.06 feet to an iron pin; thence S. 17-50 E. 220 feet to an iron pin; thence S. 19-32 E. 43.55 feet to an iron pin; thence with the property line of Stathes E. Gaddy, S. 70-24 W. 160 feet to the point of beginning.

This being the same property conveyed unto Ezra L. Flinkingshelt, by deed from Hammond Electronics of Carolina, Inc. recorded in the R.M.C. Office for Greenville Co. S. C. in Deed Book 980 at page 137; and by deed from Betty C. Sutton, recorded in Deed Book 980 at page 125 the 27th day of July, 1973; and by deed from G. Russell Sutton recorded in DEeed Book 980 at page 126, recorded the 27th day of July, 1973.

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STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
16.04

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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