

State of South Carolina
GREENVILLE COUNTY, S.C.

BOOK 1528 PAGE 399

Mortgage of Real Estate

County of GREENVILLE
JAN 14 PM '80

DEED BOOK 1528 PAGE 399

THIS MORTGAGE made this 3RD day of December, 1980

by KRIEGER DEVELOPMENT COMPANY, a South Carolina General Partnership,

(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, KRIEGER DEVELOPMENT COMPANY is indebted to Mortgagee in the maximum principal sum of FOUR HUNDRED THOUSAND and no/100 Dollars (\$400,000.00), which indebtedness is evidenced by the Note of KRIEGER 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 December 2, 1985 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 \$400,000.00, 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 certain piece, parcel or tract of land, together with improvements thereon, situate, lying and being on the southwestern side of Page Court near the intersection of U.S. Highway No. 25 and Tigerville Road in the City of Travelers Rest, Greenville County, South Carolina, and being shown and designated as two (2) adjoining tracts of land containing 2.44 acres and 4.01 acres on plat entitled "Survey for David Krieger" dated November 17, 1979, revised through November 19, 1980 by W. R. Williams, Jr., Engineer/Surveyor; and having the following metes and bounds, to-wit:

To reach the point of beginning, commence at the point of intersection of the western right of way of Page Court with the southern right of way of Tigerville Road and run thence with the western right of way of Page Court, S. 43-14 E. 36.1 feet to a point; thence continuing with the western side of Page Court, S. 0-30 W. 330.4 feet to an iron pin; being the point of beginning; thence from said point of beginning, run with the western side of Page Court, S. 0-30 W. 58.9 feet to a point on the cul-de-sac of Page Court; thence with the curve of the cul-de-sac, the chord of which is S. 17-19 W. 34.6 feet to a point; thence continuing with the curve of said cul-de-sac, the chord of which is S. 44-30 E. 84.8 feet to a point; thence leaving said cul-de-sac and running S. 3-05 W. 158.8 feet to an iron pin; thence S. 13-42 W. 370 feet to an iron pin; thence N. 74-37 W. 481.5 feet to an iron pin; thence N. 16-28 E. 370 feet to an iron pin; thence N. 16-28 E. 224.2 feet to an iron pin; thence S. 85-29 E. 344.1 feet to an iron pin on the western side of Page Court, being the Point of Beginning, and being the same property conveyed to the Mortgagor herein by Deed of W. B. Morgan, et al. recorded January 25, 1980 in Deed Book 1119, Page 535, Greenville County R.M.C. Office.

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).

LEATHERWOOD, WALKER, TODD & MANK

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RECORDED
INDEXED
DOCUMENTARY
\$150.00