

State of South Carolina

BOOK 1529 PAGE 562

County of GREENVILLE

Mortgage of Real Estate

GR... FILED
JAN 7 4 03 PM '81
R.M.C. AMERSLEY

THIS MORTGAGE made this 8th day of January, 1981.

by S & L Investments, a 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, S.C. 29602

WITNESSETH:

THAT WHEREAS, S & L Investments, a Partnership is indebted to Mortgagee in the maximum principal sum of Eleven Thousand and Four and 44/100 Dollars (\$ 11,004.44), which indebtedness is evidenced by the Note of S & L Investments, a Partnership of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 60 months 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 \$ 11,004.44 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 City of Greenville, County of Greenville, State of South Carolina, same being a portion of the Rowley land and having the following metes and bounds, to-wit: Commencing at a stake on East Avenue and running thence N. 80 degrees East 51 feet and 8 inches to a stake corner of East Avenue and McGee Street; thence with said McGee Street S. 21 degrees 45 feet E. 142 feet and 9 inches to a stake on McGee Street and Lot No. 45; thence along line of Lot No. 45 in a westerly direction 51 feet 3 inches to a stake; thence N. 21 degrees 45 feet W. 152 feet and 6 inches to a stake on East Avenue, the beginning corner.

Being a portion of the property conveyed to the mortgagor herein by deed of M. Leonard Ledford and Peter J. Sasso, Jr., as recorded in Deed Book 1115 at Page 842 in the RMC Office for Greenville County, S.C. on November 16, 1979.

SCTO THIS IS A SECOND MORTGAGE

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RECORDED IN THE OFFICE OF THE COUNTY CLERK OF GREENVILLE COUNTY, SOUTH CAROLINA, ON JAN 7 1981 AT 4 03 PM. BY R.M.C. AMERSLEY

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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