

State of South Carolina

FEB 6 2 15 PM '81

BOOK 1531 PAGE 906

JOHN W. HANFERSLEY
R.M.C.

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 6th day of February, 19 81

by Charles E. Anderson

(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 Charles E. Anderson is indebted to Mortgagee in the maximum principal sum of Twelve Thousand and No/100 Dollars (\$ 12,000.00) which indebtedness is evidenced by the Note of Charles E. Anderson of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is eighty-four 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 \$ 12,000.00 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 tract of land in the County of Greenville, State of South Carolina, containing thirty-five acres, more or less, in Saluda Township, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Mitchell Heights Road, at the corner of property now or formerly of Hancock and Hunnicutt, and running thence along a branch S. 70-30 E. 118.14 feet; thence continuing along Weirs Creek in a southeasterly direction 1,467.18 feet to an iron pin; thence along the property now or formerly of John C. Harvey, S. 19 W. 34.98 feet; thence S. 47-30 W. to the center line of Mitchell Heights Road, thence along the center line of Mitchell Heights Road to the point of beginning.

This is the same property conveyed to Mortgagor by deed dated June 20, 1977 and recorded in the RMC Office for Greenville County in Deed Book 1059 at Page 119.

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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)

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