

State of South Carolina

County of Greenville

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GREENVILLE CO. S. C.  
APR 1 3 53 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1536 PAGE 942

Mortgage of Real Estate

THIS MORTGAGE made this 1st day of April, 1981

by DIXIE P. HAWKINS

(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

WITNESSETH:

THAT WHEREAS, Dixie Hawkins is indebted to Mortgagee in the maximum principal sum of Fifteen thousand and no 00/100 \* \* \* \* \* Dollars (\$15,000.00), which indebtedness is evidenced by the Note of Louie D. Hawkins and Dixie Hawkins of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is eight years after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

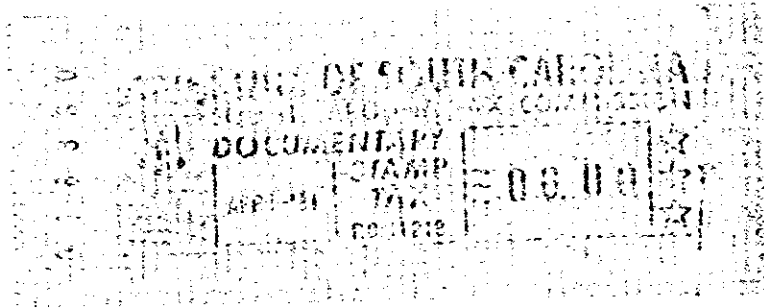
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$15,000.00 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 and lot of land located in the City of Greenville, County of Greenville, State of South Carolina, being 0.69 acres shown as Lot 18 on a plat entitled "Haywood Road Industrial Park" by W. R. Williams, Jr., Surveyor, dated June 27, 1977, and recorded in the Greenville County RMC Office in Plat Book 6-H at Page 620, and according to said plat having the following metes and bounds:

Beginning at a point on Byrdland Drive and running thence along property of Francis M. Burris, N. 83-20 W. 150 feet to a point; thence along Lot 17, Haywood Road Industrial Park, N. 83-20 W. 62 feet to a point; thence turning and running along the line of Lot 15, Haywood Road Industrial Park, N. 1-47 E. 136.8 feet to a point; thence turning and running along Lot 19 of said Haywood Road Industrial Park, S. 87-17 E. 211.4 feet to a point on Byrdland Drive; thence turning and running S. 1-50 W. 150 feet to a point being the point of beginning.

Said property being a portion of that property conveyed to the mortgagor herein by deed of Daniel International Corporation dated October 23, 1980, and recorded in the Greenville County RMC Office on October 23, 1980, in Deed Book 1136 at Page 48.

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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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