

FILED  
GREENVILLE CO. S.C.

Mortgage of Real Estate

County of Greenville

JUL 22 1 10 PM '81

THIS MORTGAGE made this 16th day of July, 1981

DONNIE S. FANKERSLEY

by David G. Ellison and Frances D. Ellison

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of SC

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608

Greenville, SC 29602

WITNESSETH:

THAT WHEREAS David G. Ellison and Frances D. Ellison is indebted to Mortgagee in the maximum principal sum of One Hundred Five Thousand and No/100-- Dollars (\$ 105,000.00 ), which indebtedness is evidenced by the Note of David G. Ellison and Frances D. Ellison of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is \_\_\_\_\_ 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 \$ 105,000.00, 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 lying and being in the County of Greenville, State of South Carolina, and shown on plat entitled "Property of David G. Ellison and Frances D. Ellison" by Freeland & Associates, dated February 4, 1981, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-K at Page 26, as part of Lot 13, Colonial Estates, and according to said plat, having the following metes and bounds:

BEGINNING at a point on Rodgers Drive near its intersection with Austin Avenue running S. 69-13 W., 35.5 feet to an iron nail; thence turning and running N. 61-11 W., 268.3 feet to an iron nail; thence turning and running S. 28-53 W., 281.1 feet to an iron pin; thence running N. 62-10 W., 304.1 feet; thence running N. 24-39 W., 1.8 feet to an iron pin; thence turning and running N. 76-11 E., 9.7 feet; thence running N. 47-24 E., 32.3 feet; thence N. 73-33 E., 174.3 feet to an iron pin; thence N. 69-13 E., 198.7 feet to an iron pin; thence turning and running along Lot 12, S. 61-11 E., 328.1 feet to an iron pin on Rodgers Drive being the point of beginning.

The above described property is the same acquired by the Mortgagors by deed from W. R. DeLoache, dated February 5, 1981, and recorded on February 5, 1981, in Deed Book 1142, at Page 267, R.M.C. Office for Greenville County, South Carolina.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
JUL 22 1981  
PP 11214  
\$ 42.00

4.00CI

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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