

County of GREENVILLE

GREENVILLE CO. S. C.

Mortgage of Real Estate

THIS MORTGAGE made this 15th day of October, 1981.

by Donald B. Anderson and Sue C. Anderson

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

(hereinafter referred to as "Mortgagee"), whose address is 116 N.E. Main Street (P.O. Box 8)

Simpsonville, SC 29681

WITNESSETH:

THAT WHEREAS, Donald B. Anderson and Sue C. Anderson is indebted to Mortgagee in the maximum principal sum of Seventeen Thousand and no/100ths Dollars (\$ 17,000.00), which indebtedness is evidenced by the Note of Donald B. Anderson and Sue C. 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 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 \$ 17,000.00 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 lot of land, situate, lying and being at the intersection of McCall Road and West Georgia Road, Greenville County, State of South Carolina, as shown on a plat of property entitled "Property of S.B. Anderson" dated June 15, 1971, prepared by C. O. Riddle and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of West Georgia Road, which point is located S. 47-48 E., 28.5 feet from an iron pin located on the Northwestern side of said road and running thence along 9.79 acre tract as shown on said plat, N. 47-48 W., 358.4 feet to an iron pin; thence S. 33-01 W., 93 feet to an iron pin; thence N. 45-59 W., 207.7 feet to an iron pin; thence N. 23-15 E., 128.2 feet to an iron pin; thence S. 78-10 E., 166.2 feet to an iron pin; thence N. 49-32 E., 218.5 feet to a point in McCall Road; thence with the center of McCall Road, S. 71-56 E., 178 feet to a point; thence continuing with the center line of McCall Road, S. 86-00 E., 207.8 feet to a point in the intersection of McCall Road and West Georgia Road; thence with the center line of said road, S. 31-33 W., 492 feet to a point; thence continuing with said road, S. 37-21 W., 54.1 feet to the beginning corner and containing 4.87 acres (4.27 acres excluding roads). This is the same property conveyed to the Mortgagors herein by deed of Lettie F. Anderson dated and recorded June 25, 1971, Deed Book 918, page 634. Also see deed to Sue C. Anderson recorded in Deed Book 996, page 509.

ALSO:

ALL that piece, parcel or lot of land, situate, lying and being in Greenville County, State of South Carolina in the Standing Springs Community about two (2) miles from Simpsonville and being comprised of less than one (1) acre, Northwest of other property of the Mortgagors. This property is designated by the Greenville County Block Book Office as District 130, Sheet 574.3, Block L, Lot 2 and is bounded on the West by property now or formerly of Wilton Chandler, on the South by property now or formerly of Alvin James and on the East by other lands of the Mortgagors. This is the same property conveyed to the Mortgagors herein by deed of Lettie F. Anderson recorded November 8, 1978 in Deed Book 1091, page 496.

(SEE NEXT PAGE)

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).