

State of South Carolina

County of GREENVILLE

Bankers Trust of S.C. P.O. Box 608 Greenville, S.C. 29602
Mortgage of Real Estate

1557 692

RECORDED
FILED
NOV 12 1981
GREENVILLE, S.C.
H.C. CLARKSON, JR.
REGISTERED CLERK

THIS MORTGAGE made this 12th day of November 19 81

by The Henderson Company, Inc.

(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 29602

WITNESSETH:

THAT WHEREAS The Henderson Company, Inc. is indebted to Mortgagee in the maximum principal sum of thirty thousand eight hundred seven and 01/100 Dollars (\$ 30,807.01), which indebtedness is evidenced by the Note of The Henderson Company, Inc. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is May 11, 1982 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 \$ 30,807.01 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 of that certain piece, parcel or lot of land, together with improvements thereon, located in the State of South Carolina, Greenville County, Greenville Township, City of Greenville, lying on the southern side of Laurens Road, being shown and designated as a portion of Lot 115, Block J, on a map of East Park, recorded in the R.M.C. Office for Greenville County in Plat Book A, Page 383, and being more recently shown on a plat of the Property of The Henderson Company, Inc. prepared by H. C. Clarkson, Jr., RLS, dated May 9, 1980, recorded in the R.M.C. Office for Greenville County in Plat Book 7-U, Page 96, and having, according to the last aforementioned plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the southern side of Laurens Road at the joint front corner of this property and the right-of-way of the Charleston & Western Carolina Railroad and running thence with the common line of this property and the right-of-way line of the Charleston & Western Carolina Railroad, S. 73-11 W. 180.8 feet to an old iron pin; thence N. 37-03 E. 133.35 feet to an old iron pin on the southern side of Laurens Road; thence with the southern side of Laurens Road S. 59-45 E. 107.3 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed from Paul B. Haines dated May 15, 1980 and recorded in the R.M.C. Office for Greenville County on May 15, 1980 in Deed Book 1125, Page 868

NOV 13 1981 021

DOCUMENTARY STAMP

4.2001

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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