

State of South Carolina

BOOK 1581 PAGE 307

Mortgage of Real Estate

County of Greenville

FILED
S. C.
JAN 16 PM '82
TAMMERSLEY

THIS MORTGAGE made this 8th day of January, 1982

by William Rush Trammell

(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, S.C. 29602

WITNESSETH:

THAT WHEREAS, William Rush Trammell is indebted to Mortgagee in the maximum principal sum of Thirty five thousand and no/100 Dollars (\$ 35,000.00), which indebtedness is evidenced by the Note of William Rush Trammell of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 84 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 \$ 35,000.00 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 piece, parcel or tract of land with improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, in Saluda Township, containing 50 ACRES, more or less, and being known and designated as TRACT No. 9 of the J. C. Allen Estate, according to a plat made by B. F. Neves, Engineer, August 16, 1915 and described as follows:

BEGINNING at a stake at the intersection of a farm road with another road and running thence with said farm road, N. 7 1/4 East 5.50 chains to bend in said road; thence N. 1/2 West 4.50 chains to bend in said road; thence N. 12 1/2 West 6.13 chains to stake in said road; thence N. 32 East 10.10 chains to stone; thence N. 51 1/4 East 10 chains to stone near large pine; thence N. 43 1/4 West 8 chains to stone; thence S. 48 West 5.80 chains to stone; thence N. 30 West 14.60 chains to stake in old road; thence S. 31 West 1.40 chains; thence S. 56 West 1.80 chains; thence West 1.50 chains; thence still with said old road, S. 41 4.27 chains; thence still with said old road S. 7 East 2.10 chains; thence S. 3 East 8.32 chains to stone; thence S. 30 East 3 chains to stone; thence S. 62 West 6.75 chains to stone; thence S. 32 East 27.10 chains to the beginning corner.

This property is also shown and described on a more recent survey recorded in the RMC Office for Greenville County in Plat Book 5-T, page 9.

This being the same property conveyed to William Rush Trammell in two separate deeds, to wit: Deed from E. B. Trammell recorded in the RMC office for Greenville County on March 24, 1972 in Deed Book 939, at page 156 and by deed of Thelma R. Trammell to William Rush Trammell recorded on March 24, 1972 in Deed Book 939, at page 155.

This is a second mortgage and is junior to one executed by William Rush Trammell to The Federal Land Bank of Columbia recorded on May 7, 1976 in the RMC Office for Greenville County in Mtg. Book 1366, at page 930.

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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