

State of South Carolina

BOOK 1564 PAGE 371

County of Greenville

Mortgage of Real Estate

GR: FILED  
FEB 21 1 53 PM '82  
JOHN H. HARRISLEY  
R.M.C.

THIS MORTGAGE made this 24th day of February, 19 82,

by James O. Farnsworth

(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:

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
FEB 24 1982  
TAX  
\$ 12.00

THAT WHEREAS, James O. Farnsworth is indebted to Mortgagee in the maximum principal sum of Thrity thousand and no/100 Dollars (\$ 30,000.00), which indebtedness is evidenced by the Note of James O. Farnsworth of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is eighty-four 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 \$ 30,000.00, 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 lot of land in the City of Greenville, County of Greenville, State of South Carolina, known and designated as the major portion of Lot No. 17 on a plat of property of Thomas F. Parker, made by R. E. Dalton, Engineer, and recorded in the RMC Office for Greenville County, S. C. in Plat Book E, at Page 115, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Toy Street, joint corner of Lots Nos. 17 and 18 and running thence along the west side of Toy Street, S. 15-0 E. 50 feet to corner of lot now or formerly of R. M. McCrory, and running thence with the line of property now or formerly of McCrory, S. 75-0 W. 133 feet to an alley; thence along the east side of said alley, N. 13-15 W. 50 feet to corner of Lot No. 18; thence with the line of Lot No. 18, N. 75-0 E. 131.5 feet to the beginning corner.

ALSO: ALL that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 18 on a plat of Property of Thomas F. Parker, made by R. E. Dalton, Engineer, and recorded in the RMC Office for Greenville County, S. C. in Plat Book E, at Page 115, and having, according to said plat, the following metes and bounds:

BEGINNING at a point in the west line of Toy Street 150 feet from the southwest corner of Pettigru and Toy Streets on the south side of a 10 foot alley and running thence with the line of Toy Street, S. 15-0 E. 65 feet to corner of Lot No. 17; thence with the line of Lot No. 17, S. 75-0 W. 131.5 feet to the northwest corner of Lot No. 17 on alley; thence with the line of said alley, N. 13-15 W. 31.9 feet to a stake; thence continuing with the line of said alley, N. 25-45 E. 15.15 feet to a stake in the southern line of said 10 foot alley first above mentioned; thence with the line of said alley, N. 64-56 E. 122.2 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Dorothy D. Browning dated May 14, 1981, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1148, at Page 135, on May 15, 1981.

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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