

State of South Carolina

PLAT BOOK T PAGE 452

Mortgage of Real Estate

County of Greenville

FILED
MAY 24 3 07 AM '82
GONNERSLEY

BOOK 1570 PAGE 851

THIS MORTGAGE made this 24 day of May, 1982

by M. S. LOWRY, JR.

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as "Mortgagee"), whose address is 1322 W. Poinsett Street, Greer, S. C. 29651

WITNESSETH:

THAT WHEREAS, M. S. LOWRY, JR.

is indebted to Mortgagee in the maximum principal sum of Twenty Five Thousand Ten and 04/100--

Dollars (\$ 25,010.04), which indebtedness is

evidenced by the Note of M. S. LOWRY, JR. 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 30, 1992 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 \$ 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 parcel or lot of land in the State of South Carolina, County of Greenville, in Oneal Township, located about two miles North from the City of Greer and on the west side of a new cut road that leads from the Ballenger Road to the Greer-Oneal Road, designated as Lot No. 7 on a plat of property made for W. Dennis Smith by H. S. Brockman, Surveyor, dated July 29, 1952, recorded in Plat Book T at page 452 and having the following metes and bounds, to-wit:

BEGINNING at a stake on the western edge of said new cut road, joint front corner of Lots Nos. 5 and 7 on said plat, and runs thence with the common line of these lots N. 89.33 W. 206 feet to a stake (iron pin); thence S. 47-36 W. 33.3 feet to a stake; thence S. 38.40 E. 300 feet to a stake, joint rear corner of lots No. 7 and 9; thence with the common line of these lots N. 60.15 E. 152.7 feet to a stake on the western edge of said new cut road; thence therewith N. 26.10 W. 200 feet to the beginning corner.

LESS HOWEVER, a small lot conveyed off of the northwesterly corner of the subject lot to John F. Westmore land, et al, recorded on April 30, 1982 in Deed Book 1166 at page 231.

THIS is the identical property conveyed to the Mortgagor by deed of James L. Merck, et al, to be recorded of even date herewith and this mortgage is being given to secure a portion of the purchase price thereof.

SOUTH CAROLINA
DOCUMENTARY
STAMP
10.04

ECTD 3 MY25 82 007

4.2000

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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