

State of South Carolina

BOOK 1572 PAGE 98

Mortgage of Real Estate

County of GREENVILLE

JUN '82

THIS MORTGAGE made this 3rd day of June, 1982

by James E. Wright

(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 Simpsonville, South Carolina 29681

WITNESSETH:

THAT WHEREAS, James E. Wright is indebted to Mortgagee in the maximum principal sum of Thirty Thousand and No/100 Dollars (\$ 30,000.00), which indebtedness is evidenced by the Note of James E. Wright 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 20, 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 \$ 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 tract of land in Greenville County, State of South Carolina, near Simpsonville, and shown on plat prepared by Joseph L. Montgomery, R.L.S. dated December 14, 1976, and recorded in Plat Book 5-2, page 28, RMC Office for Greenville County, and, according to said plat, having the following courses and distances, to-wit:

BEGINNING at an old iron pin on S.C. Highway No. 417 at the corner of the property herein described and property now or formerly of Trinacria Specialty Mfg. Co., Inc., and running thence S. 55 W. 67.25 feet to an old iron pin; thence S. 68-24 W. 50.0 feet to the center of the tracks of the S.C.L. Railroad; thence with the center of the tracks of said railroad, N. 21-08 W. 55.5 feet; thence N. 22-28 W. 50.0 feet; thence N. 23-56 W. 50.0 feet; thence N. 25-28 W. 50.0 feet; thence leaving said tracks, N. 53-13 E. 50.96 feet to an old iron pin; thence S. 68-22 E. 37.8 feet to old iron pin; thence with S.C. Highway No. 417, S. 35-43 E. 182.73 feet to the point of beginning.

This being the same property conveyed to Mortgagor by deed of Samuel H. Sloan recorded in the RMC Office for Greenville County in Deed Book 1047 at page 906 on December 15, 1976.

RECORDING STAMP with date JUN 18 1982 and amount 12.00

ECTO --- JUN 882 1281

4.0001

Vertical stamp on right edge: 100

Vertical stamp on right edge: 2328 RV-2