

State of South Carolina

S. C.

BOOK 1572 PAGE 120

Mortgage of Real Estate

County of GREENVILLE

JUN 7 1982

WILKINSON

THIS MORTGAGE made this 7th day of June, 1982.

by James H. Simkins

(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, SC 29602

WITNESSETH:

THAT WHEREAS, James H. Simkins

is indebted to Mortgagee in the maximum principal sum of Nine Thousand and No/100 Dollars (\$ 9,000.00), which indebtedness is

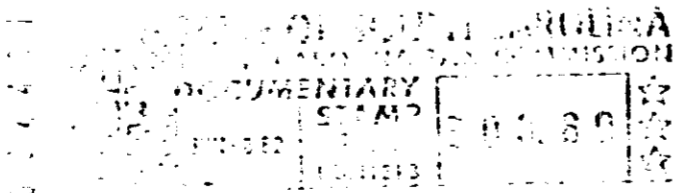
evidenced by the Note of James H. Simkins of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is thirty six months after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein 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 \$ 9,000.00, 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 CERTAIN piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 4.32 acres, more or less, and being a portion of the property of Virginia Simkins, according to a plat recorded in Plat Book AAA at page 157, and having according to the said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern side of Duncan Road at the joint corner of property now or formerly of Mullinax and running thence S 66-00 W, 485.2 feet to an iron pin in line of property sold to Duke Power Company; thence along the rear line of property of Duke Power Company S 18-40 E, 353.9 feet to an iron pin on property now or formerly of Mann; thence along said Mann lot N 72-00 E, 499.5 feet to an iron pin on Duncan Road; thence with said Duncan Road, N20-45 W, 404.4 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Virginia Simkins dated February 7, 1967 and recorded May 7, 1970 in Deed Book 889 at page 321.



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