

State of South Carolina

DE 50 S.C.

BOOK 1572 PAGE 276

Mortgage of Real Estate

County of GREENVILLE

DEED 100 '82
SLEY

THIS MORTGAGE made this 9th day of June, 1982

by Herbert A. Sons and Marian J. Sons

(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, Herbert A. Sons and Marian J. Sons 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 Herbert A. Sons and Marian J. Sons of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is July 31, 1982 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 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, Fairview Township, and near the Town of Fountain Inn and containing 5.39 acres, more or less, according to plat made by J.L. Montgomery, RLS, dated May, 1979, and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin in the center of Willis Road, also known as Pine Road, 1,304.41 feet from the intersection of Willis Road (Pine Road) and S.C. Highway 418, also known as Jenkins Bridge Road, and running thence S. 88-47 E., 918.03 feet to an iron pin; thence S. 1-00 W., 200 feet to an iron pin; thence S. 4-17 W. 200.35 feet to an iron pin; thence N. 88-45 W., 571.28 feet to an iron pin; thence N. 1-46 E., 199.5 feet to an iron pin; thence N. 1-00 W., 200 feet to an iron pin being on the edge of said road right of way and approximately 20 feet east of the point of beginning.

This being the same property conveyed to Mortgagor by deed of William Seaborn and Melvin K. Younts recorded in the RMC Office for Greenville County in Deed Book 1158 at page 858 on November 27, 1981.

RECORDED
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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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