

State of South Carolina

1574 981

Mortgage of Real Estate

County of GREENVILLE

S. C.
JULY 7 1982

THIS MORTGAGE made this 7 day of JULY, 19 82

by Dan E. Baisden and Sandra S. Baisden

(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, Dan E. Baisden and Sandra S. Baisden is indebted to Mortgagee in the maximum principal sum of TWENTY-THREE THOUSAND AND NO/100----- Dollars (\$ 23,000.00), which indebtedness is evidenced by the Note of Dan E. Baisden and Sandra S. Baisden of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 1/5/83 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 \$ 23,000.00 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, situate lying and being on the northern side of Hiawatha Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot 206, of a subdivision known as Sector 5, Botany Woods, plat of which is recorded in the RMC Office for Greenville County in Plat Book YY at page 6 and 7, and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Hiawatha Drive, at the joint front corner of Lots 206 and 207, and running thence N. 33-49 W. 180 feet to an iron pin; thence running S. 52-40 W. 154.9 feet to an iron pin; running thence S. 48-09 E. 175 feet to an iron pin on the northern side of Hiawatha Drive; running thence with the northern side of said Drive, N. 57-28 E. 98.5 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Lawrence F. Pearson and Ima Rae B. Pearson dated March 16, 1977 and recorded in Deed Book 1052 at page 937.

LESS: BEGINNING at an iron pin, joint front corner of Lots 206 and 207, on the northern side of Hiawatha Drive, and running thence with the line of said lots N. 33-49 W. 58.44 feet to a new iron pin, which iron pin is S. 33-49 E. 121.56 feet from the joint rear corner of Lots 206 and 207; thence, a new line S. 27-52 E. 58.63 feet to a new iron pin on the north side of Hiawatha Drive; thence with the northern side of said Drive, N. 58-28 E. 6.08 feet to the beginning corner.

2 JUL 12 1982

NOTARIAL PUBLIC
STATE OF SOUTH CAROLINA
JULY 12 1982

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).

981

4328 RV-2