

State of South Carolina

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE made this 19th day of August 1982

by PAUL C. AUGHTRY, III

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of SC

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608

Greenville, SC 29602

WITNESSETH:

THAT WHEREAS, is indebted to Mortgagee in the maximum principal sum of Seventy-two Thousand Five Hundred and No/100 Dollars (\$ 72,500.00 ), which indebtedness is evidenced by the Note of Paul C. Aughtry, III of even date herewith, said principal together with interest thereon being payable as provided for in said Note. the final maturity of which is one year 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 \$ 72,500.00 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 tract of land, located, lying and being in the County and City of Greenville, State of South Carolina, containing 4.28 acres, more or less, as shown on plat entitled "Survey for Paul C. Aughtry, III", dated July 9, 1982, prepared by C. O. Riddle, recorded in the Greenville County RMC Office in Plat Book 9A at Page 52, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northern side of the cul-de-sac of Parrish Court at the joint corner of the within tract and property of Section 3, Collins Creek Subdivision, and running thence along the joint line of said tracts N. 28-09-17 W., 191.26 feet to a point; thence running N. 48-01-47 W., 150 feet to a point; thence running N. 64-26-47 W., 220.99 feet to a point; thence running N. 80-53-28 W., 220.99 feet to a point; thence running N. 0-53-12 E., 53.95 feet to a point in the line of property of Section F, Gower Estates; thence running along the joint line of said tracts N. 70-04-42 E., 300.68 feet to a point near the cul-de-sac of Charlbury Street and in the line of property of Colonial Estates; thence running along the joint line of said tracts S. 61-30-24 E., 741.82 feet to a point at the joint corner of the within tract and property now or formerly of Jack E. and Bobby Joe Collins; thence running along the joint line of said tracts S. 46-33-19 W., 123.77 feet to a point; thence running N. 69-20-48 W., 22.37 feet to a point; thence running S. 47-08-48 W., 197.92 feet to a point on the Northern side of the cul-de-sac of Parrish Court; thence running along said cul-de-sac, the radius of which is 50 feet, N. 80-30-15 W., 61.08 feet to a point at the joint corner of the within tract and property of Section 3, Collins Creek Subdivision, the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Collins Creek, Inc., recorded in the Greenville County RMC Office in Deed Book 1172 at Page 393 on August 19, 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).

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