

State of South Carolina

FILED
GREENVILLE CO. S. C.

Mortgage of Real Estate

County of GREENVILLE

MAR 24 11 02 AM '78

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE made this 15th day of March, 1978

by Charles Lender Brown and Cecile B. Brown

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 608, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Charles Lender Brown and Cecile B. Brown is indebted to Mortgagee in the maximum principal sum of Ten Thousand, Two Hundred and No/100-- Dollars (\$ 10,200.00), which indebtedness is evidenced by the Note of Charles Lender Brown and Cecile B. Brown of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is ten (10) years 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 \$ 10,200.00 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, being located on the southeastern side of Carolina Avenue, in the City of Greenville, being known and designated as Lot No. 11, Block J, Section 5 on plat of EAST HIGHLAND ESTATES, recorded in the RMC Office for Greenville County in Plat Book K at Pages 78 through 80, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Carolina Avenue at a point 630 feet southwest of the intersection of Carolina Avenue and Laurel Creek Drive at the joint front corners of Lots Nos. 11 and 12; thence with the line of Lots Nos. 11 and 12, S. 45-58 E. 168.6 feet to an iron pin on the southern edge of a five foot strip reserved for utilities; thence N. 87-50 E. 127 feet to an iron pin; thence N. 0-24 W. 50.5 feet to an iron pin in the joint line of Lots Nos. 10 and 11; thence N. 63-50 W. 238.3 feet to an iron pin on the southeastern side of Carolina Avenue; thence with Carolina Avenue, the chord being S. 38-04 W. 55 feet to the beginning point.

THIS being the same property conveyed to the mortgagors herein by deed of J. V. McClain, dated April 3, 1953, recorded April 4, 1953 in the RMC Office for Greenville County, South Carolina.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
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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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