

State of South Carolina

FILED
GREENVILLE CO. S.C.

BOOK 1438 PAGE 841

County of GREENVILLE

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LONNIE S. STANFORD
CLERK

Mortgage of Real Estate

THIS MORTGAGE made this 20th day of July, 19 78.

by CHARLES W. WERNER, JR., and GALE G. WERNER

(hereinafter referred to as "Mortgagor") and given to

BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 509, Mauldin, S. C.
29662

WITNESSETH:

THAT WHEREAS, Charles W. Werner, Jr. and Gale G. Werner are
indebted to Mortgagee in the maximum principal sum of Thirteen thousand and No/100ths-----
----- Dollars (\$ 13,000.00), which indebtedness is
evidenced by the Note of Charles W. Werner, Jr. & Gale G. Werner of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is 365 days 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
\$ 13,000.00 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, with all buildings and improvements
thereon, situate, lying and being on the northeastern side of Camelot Drive,
in Greenville County, South Carolina, being known and designated as Lot
No. 3 and a portion of Lot No. 2 as shown on a plat of HOLLY TREE PLANTATION,
made by Enwright Associates, Inc., dated May 28, 1973, recorded in the RMC
Office for Greenville County, South Carolina, in Plat Book 4-X at Pag 36,
and having according to a plat entitled REVISION OF LOTS 1, 2 and 3,
HOLLY TREE PLANTATION, made by Piedmont Engineers, Architects and Planners,
dated May 10th, 1977 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Camelot Drive at the
joint front corner of Lots Nos. 3 and 4 and running thence with the common line
of said lots, N. 64-48 E., 205.34 feet to an iron pin; thence S. 40-36 E.,
155.0 feet to an iron pin in the rear line of Lot No. 2; thence a new line
through Lot No. 2, S. 47-10 W., 231.7 feet to an iron pin on the northeastern
side of Camelot Drive; thence along the northeastern side of Camelot Drive,
N. 49-19 W., 52.22 feet to an iron pin; thence continuing along the north-
eastern side of Camelot Drive, N. 28-51 W., 134.42 feet to an iron pin;
thence continuing along the northeastern side of Camelot Drive., N. 18-48 W.,
37.97 feet to an iron pin, the point of beginning.

Derivation: Deed of Camelot, Inc., recorded July 20, 1978,
in Deed Book 1093 at Page 522.

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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