

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

GREENVILLE CO. S.C.
271 9 31 1978

THIS MORTGAGE made this 15th day of December, 1978.

by Raymond R. Armstrong

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S. C.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 8, Simpsonville, SC 29681

WITNESSETH:

THAT WHEREAS, Raymond R. Armstrong is indebted to Mortgagee in the maximum principal sum of TWELVE THOUSAND and NO/100 Dollars (\$ 12,000.00), which indebtedness is evidenced by the Note of Raymond R. Armstrong 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 \$ 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 in Greenville County, State of South Carolina, Austin Township, near Simpsonville, and being Lot No. 1 of a subdivision of land known as Hunters Acres, and being shown on a plat entitled Map of Hunters Acres, prepared by W. J. Riddle surveyor, May, 1952, and according to said plat, having the following description.

BEGINNING AT AN iron pin at the joint front corner of Lots No. 1 and W, which is on the western side of Maple Street and running along the joint lines of Lots 1 and 2, S 60-08 W, 198.4 feet to an iron pin; thence running along the joint line of Lots No. 1 and 74, N 28-40 W, 120.4 feet to an iron pin on the south side of Benson Street; thence running along Benson Street, N 71-48 E, 200 feet to an iron pin at the intersection of Benson Street and Maple Street; thence running along the western side of Maple Street, S 29-52 E, 80 feet to the beginning point.

Being the same property conveyed to the Mortgagor herein by deed of Poinsett Realty Company, Inc. April 5, 1962, recorded April 9, 1962 in Deed Volume 696 at page 41.

OFFICE OF THE CLERK OF THE COURT
GREENVILLE COUNTY, S.C.
RECORDS & DEEDS
STAMP TAX
PS 11218
04.30

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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