

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

GREENVILLE S.C.
JCT 1
11 26 AM '80
SONN
BY ERSLEY

THIS MORTGAGE made this 3rd day of October, 1980

by SAMMIE B. McABEE

(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, Sammie B. McAbee is indebted to Mortgagee in the maximum principal sum of Sixty Thousand and no/100 Dollars (\$60,000.00), which indebtedness is evidenced by the Note of Sammie B. McAbee of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is November 3, 1985 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 \$60,000.00 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 certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being shown on a plat of survey entitled "Property of Sammie B. McAbee" prepared by Freeland & Associates, dated October 2, 1980 to be recorded herewith, said plat showing the property to be Lot 65 and a portion of Lot 66 of the "Able & Razor Property", with the metes and bounds as follows:

BEGINNING at a point at the southeastern corner of the intersection of Club Drive and Augusta Road and running thence with Club Drive N. 65-30 E. 190.3 feet to a point on a 10 foot alley; thence with said alley, S. 16-38 E. 79.84 feet to a point; thence S. 66-05 W. 193.2 feet to a railroad spike on the eastern side of Augusta Road; thence N. 14-38 W. 77.88 feet to the point of beginning.

DERIVATION: Deed of Peggy P. Smoak recorded October / 8, 1980 in Deed Book 1135 at Page 215.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
\$ 24.00

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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