

State of South Carolina

FILED  
GREENVILLE CO. S. C.

1552 682

County of GREENVILLE

SEP 11 4 37 PM '81

Mortgage of Real Estate

JOHN E. BANKERSLEY  
R.M.C.

THIS MORTGAGE made this 17th day of August, 19 81

by MARK E. COBURN and MILES M. ADAIR

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF SOUTH CAROLINA

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

WITNESSETH:

THAT WHEREAS, MARK E. COBURN AND MILES M. ADAIR

is indebted to Mortgagee in the maximum principal sum of Eighty-Seven Thousand Five Hundred and 00/100 Dollars (\$ 87,500.00), which indebtedness is evidenced by the Note of MARK E. COBURN AND MILES M. ADAIR of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is February 13, 1982, 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 \$ 87,500.00 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 lot of land situate, lying and being in the State of South Carolina, County of Greenville, Ward One of the City of Greenville, being known and designated as Lots 10 and 12, on plat of W. P. McBee Estate recorded in the RMC Office for Greenville County, S.C. in Plat Book A, at Page 83, and being more particularly described as follows, to-wit:

BEGINNING at a stake on the south side of Pinckney Street at the corner of Lot 14 and running thence N. 39-54 E. with the line of Lot 14 126.1 feet to a stake on an alley thence N. 43-15 W. with said alley 143.1 feet to a stake corner of Lot now or formerly owned by Avery Patton; thence S. 40-36 W. with said Patton's line 142.7 feet to Pinckney Street; thence S. 50-30 E. with Pinckney Street 144 feet to the BEGINNING.

Being the same property conveyed to the Mortgagors herein by deed from Carl M. Roman, recorded in the Greenville County RMC Office in Book 1131, Page 777 on August 22, 1980.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
SEP 11 1981  
35.00

400 0 35331801

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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