

State of South Carolina

County of GREENVILLE

Mortgage of Real Estate

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THIS MORTGAGE made this 21st day of October, 19 81.

by William R. Walker and Pearl E. Walker

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

(hereinafter referred to as "Mortgagee"), whose address is North Laurens St.

Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, William R. Walker and Pearl E. Walker is indebted to Mortgagee in the maximum principal sum of Fifteen thousand eight hundred sixteen and 36/100----- Dollars (\$ 15,816.36), which indebtedness is evidenced by the Note of William R. Walker and Pearl E. Walker 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 5, 1989 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 \$ 15,816.36 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 lot of land, with all improvements thereon, in O'Neal Township, said State and County, near Gilreath's Mill, being bounded on the Northeast, Southeast and Southwest by lands of Willie Burton and on the Southwest by lands of B. P. Edwards, and having the following courses and distances to wit:

BEGINNING on an iron pin 150 feet from the Willie Burton corner and on the B. P. Edwards line and runs thence with said line N. 50-15, E. 214.4 feet to an iron pin on Edwards line; thence S. 52-45 E. 208.5 feet to an iron pin; thence S. 50-15 W. 214.5 feet to an iron pin in the road that leads to Willie Burton's house; thence N. 52-45 W. 208.5 feet to the beginning corner and containing one (1) acre more or less and being all of the same lot of land conveyed to me by Ed F. Perry and Martha Lou Perry, Deed Book 813, Page 261. Recorded Feb. 3, 1967.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 08.36
23 11218

400 a 4791801

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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