

State of South Carolina

BOOK 1559 PAGE 506

GREENVILLE S.C.

Mortgage of Real Estate

County of GREENVILLE

Dec 11 10 15 AM '81

THIS MORTGAGE made this 9th day of DECEMBER, 1981

by Perry E. Burton

(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, SC 29602

WITNESSETH:

THAT WHEREAS, Perry E. Burton is indebted to Mortgagee in the maximum principal sum of One Hundred Twenty Thousand & 00/100 Dollars (\$120,000.00), which indebtedness is evidenced by the Note of Perry E. Burton of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is on demand 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 piece, parcel or tract of land containing 57.77 acres, situate, lying and being on S. C. Highway Nos. 271 and 101 (Moody Bridge Road and Beech Road also known as Marked Beech Road) approximately 5 miles from Marietta in upper Greenville County, S. C., adjoining property now or formerly owned by Martha F. Bullock, Charles M. McGee, Jr. and Beauford W. Williams, Otis R. and Celistia E. Causey and Dorothy F. Garrett, being shown on a plat of the property of Charles M. McGee, Jr., E. Caroline M. Reid and Sara Frances M. Spence made by C. O. Riddle, Surveyor, dated December 7, 1972, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a black gum on the Southwestern side of Beech Road (also known as Marked Beech Road) at the common corner of Beauford W. Williams and Otis R. and Celistia E. Causey and running thence N. 30-41 W. crossing Beech Road (also known as Marked Beech Road) along the property of Causey 1157.4 feet to an iron pin and old stone corner; thence continuing along said line N. 13-17 E. 118 feet to an iron pin; thence N. 25-29 W. crossing Moody Bridge Road 1098.9 feet to an old iron pin; thence along the line of property of Dorothy F. Garrett crossing Moody Bridge Road N. 73-43 E. 1327.0 feet to an iron pin and old stone corner; thence along the line of Martha F. Bullock S. 20-11 E. 1635 feet to an old iron pin; thence along the line of Charles M. McGee, Jr. S. 23-00 W. 230.3 feet to an old iron pin and stone corner; thence along the line of property of Williams crossing Beech Road (also known as Marked Beech Road), S. 44-24 W. 1016.7 feet to an iron pin, the beginning corner.

LESS, HOWEVER: ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as 4.41 acres, more or less, as shown on plat of property of John Fowler dated December 28, 1977, prepared by C. O. Riddle, Surveyor, and recorded in the R.M.C. Office for Greenville County in Plat Book 6-L at Page 40, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Moody Bridge Road at the joint corner of the Otis and Celistia E. Causey property and running thence N. 25-29 W. 541.3 feet to an iron pin; thence running N. 73-43 E. 642 feet to an iron pin in the center of Moody Bridge Road; thence along the center of Moody Bridge Road, S. 32-03 W. 72.1 feet to a point, S. 25-19 W. 85 feet to a point, S. 20-32 W. 265 feet to a point, S. 22-57 W. 60 feet to a point, S. 30-19 W. 100 feet to a point, S. 40-16 W. 100 feet to a point, S. 50-18 W. 100 feet to an iron pin, being the point of beginning.

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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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