

State of South Carolina

1547-2000

Mortgage of Real Estate

County of Greenville

FILED
RECORDED BY REC. SEC.
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THIS MORTGAGE made this 8th day of February, 1984

by Damien D.B. Carr

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

(hereinafter referred to as "Mortgagee"), whose address is

WITNESSETH:

Damien D.B. Carr

THAT WHEREAS, Damien D.B. Carr is indebted to Mortgagee in the maximum principal sum of Six Thousand and NO/100 Dollars (\$ 6,000.00), which indebtedness is evidenced by the Note of Damien D.B. Carr of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 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 \$ 6,000.00 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 lot of land located in the State of South Carolina, County of Greenville, Highland Township, on the south side of Highway No. 414, about one mile west of Ebenezer-Welcome Baptist Church, containing 6.2 acres, more or less, and being a portion of Tract No. 2 as shown on a survey entitled "Plat of Property of G.C. Center Estate" by Terry T. Dill, dated August 14, 1970, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of S.C. Highway No. 414, joint front corner with Lowell Center, (iron pin back at 25 feet), and running thence with center of S.C. Highway No. 414, S. 84-00 E. 366.9 feet to a nail (iron pin back at 39 feet); thence S. 4-15 W. 1087 feet to the center of Highland Beaverdam Creek; thence with center of creek the following lines; N. 72-45 W. 66 feet N., 44-00 W. 235 feet; thence leaving creek and running N. 8-55 E. 267.6 feet to an iron pin, rear corner with Monell Center Southern; thence with Southern line N.0-15 W. 302.3 feet to an iron pin, rear corner with Southern and Lowell Center lots; thence continuing N. 0-15 W. 51 feet to an iron pin, corner Lowell Center; thence with Lowell Center line N. 16-30 W. 335 feet to the beginning corner.

This is the same property conveyed to the mortgagee herein by deed of Bernice Center Andrews dated 2/8/84 and recorded in the RMC Office for Greenville County in Deed Book at page

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX = 02.40

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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