

REH LEATHERWOOD, WALKER, TODD & MANN

P. O. Box 608, Greenville, S.C. 29602

State of South Carolina )

BOOK 1424 PAGE 891

Mortgage of Real Estate

County of )

THIS MORTGAGE made this 2 day of March, 1978

by J. Brantley Phillips, Jr., David A. Quattlebaum, III and Harvey G. Sanders, Jr.

(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 J. Brantley Phillips, Jr., David A. Quattlebaum, III and Harvey G. Sanders, Jr. is indebted to Mortgagee in the maximum principal sum of One Hundred Two Thousand Seven Hundred Dollars (\$ 102,700 ), which indebtedness is evidenced by the Note of each mortgagor individually of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is one year after date 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 \$ 102,700 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 tract of land containing 16.01 acres, more or less, in Paris Mountain Township, Greenville County, South Carolina on the west side of White Horse Road, being shown on plat prepared by W. A. Hester, Surveyor, August 11, 1924, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book X, Page 184, and having according to a more recent survey and plat entitled "Property of Lloyd R. Cato, etc." prepared by Dalton & Neves, Engineers, in December, 1956, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of the west side of White Horse Road with the North line of an unnamed road (now known as Trammell Road), and running thence along the west side of the White Horse Road N. 18-00 E. 604.9 feet to an iron pin at the corner of property now or formerly belonging to Thelma E. Keller; thence along line of said property N. 86-21 W. 1,185.4 feet to a stone in line of property now or formerly belonging to Eva Trammell; thence along line of Trammell property S. 20-23 W. 382.9 feet to a stone; thence still along the Trammell property S. 2-54 W. 228.8 feet to a stake on the north edge of said unnamed County road; thence with the north boundary of said road as the line S. 86-44 E. 1,141.4 feet to the point of beginning and being the same property conveyed to the mortgagors herein by deed of Frank P. McGowan, Jr., as Master in Equity for Greenville County, recorded March 9, 1977, in book 1052, page 363.

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It is understood and agreed that the personal liability of each mortgagor is limited to the amount of his individual note.

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STAMP  
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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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