

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 2nd day of March, 1978

by Pete D. Jenkins and Minnie Lee S. Jenkins

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

(hereinafter referred to as "Mortgagee"), whose address is Main Street, Simpsonville, S.C.

WITNESSETH:

THAT WHEREAS, Pete D. Jenkins and Minnie Lee S. Jenkins is indebted to Mortgagee in the maximum principal sum of Twenty-two Thousand and no/100 Dollars (\$22,000.00), which indebtedness is evidenced by the Note of Pete D. Jenkins and Minnie Lee S. Jenkins of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is ten (10) years 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 \$22,000.00 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 situate on the Southeastern side of a county road near Fork Shoals, in Greenville County, South Carolina, and having, according to a plat made by Robert Jordan, May 18, 1967, recorded in the RMC Office for Greenville County, South Carolina in Plat Book RRR at page 77, the following metes and bounds, to-wit:

BEGINNING at a point in the center of said county road at corner of property now or formerly of E. A. Coker Estate and runs thence along the center of said road, N. 38-28 E, 136.8 feet to a point; thence still along the center of said road, N 17-18 E, 292.2 feet to a point; thence still along the center of said road, N 22-48 E, 119.8 feet to a point; thence S. 15-17 E, 739.1 feet to a rock; thence S 89-00 E, 234 feet to an iron pin; thence N 83-30 E, 28.4 feet to a point in the center of creek; thence along center of said creek the traverse lines being as follows: S 16-18 W, 112.8 feet; S 3-56 W, 75.5 feet; S 28-30 E, 201.6 feet; S 6-27 W, 167.3 feet; S 26-43 E, 149.2 feet; S 9-25 E, 129.1 feet; S 2-05 E, 127.5 feet; thence S 8-26 E, 112 feet; S 16-30 E, 211 feet; and S 25-28 W, 169.4 feet to a point in the center of said creek; thence N 85-17 W, 27.5 feet to a rock; thence S 26-58 W, 108.2 feet to a rock; thence N 24-45 W, 1679.4 feet to a rock; thence N 6-30 W, 161.2 feet to a point in the center of county road, the beginning corner, and containing, according to said plat, 17.2 acres. Being the same property conveyed to the mortgagors by deed of Annie M. Coker, et al., dated August 2, 1967, recorded August 2, 1967 in the RMC Office for Greenville County in Deed Volume 825 at page 178.

ALSO: All that tract of land in Greenville County, South Carolina, being a portion of the property of E. A. Coker as shown by a survey and plat of W. J. Riddle, June 20, 1933, containing 39 acres, more or less, and described as follows:

BEGINNING at a stone at a branch at the line of property now or formerly of F.M. Willis and running thence N.83-30 E, 267 feet to a stone; thence N. 51-40 E., 297 feet to a stone; thence with property now or formerly of Peden, S. 58 E., 1,237 feet to a stone; thence with property of J.R. Terry

(continued on back) 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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