

State of South Carolina)

Mortgage of Real Estate

County of GREENVILLE GREENVILLE CO. S.C. FILED

THIS MORTGAGE made this 5TH 3 11 PM '78 day of JUNE 19 78

by T. B. HENRY AND SUE W. HENRY DONNIE S. TANKERSLEY

(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, T. B. HENRY AND SUE W. HENRY is indebted to Mortgagee in the maximum principal sum of TEN THOUSAND ONE HUNDRED AND NO/100 THS Dollars (\$10, 100. 00), which indebtedness is evidenced by the Note of T. B. HENRY AND SUE W. HENRY of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is FIVE 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 \$10, 100. 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, designated as Lot No. 1 on a plat of BLAIR ESTATES, recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 58, having the courses and distances shown on said plat and being located at the intersection of Cameron Drive and Pelham Road. THIS being the same property conveyed to T. B. Henry and John Tierney by a certain deed of Carroll B. Waddell dated December 29, 1972, and filed in the RMC Office for Greenville County in Deed Book 964 at Page 12. John Tierney thereafter having conveyed his one-half (1/2) interest in said lot to T. B. Henry by deed dated September 24, 1974, and recorded in RMC Office in Deed Book 1007 at Page 683.

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, containing 4.05 acres, more or less, as shown on a plat of the Fred H. Hudson Estate Property prepared March 31, 1978, by C. O. Riddle, RLS, and having the following courses and distances, to-wit:

BEGINNING at an ip on the Southern side of Pelham Road at the intersection of Meadowood Lane, and running thence along the line of other Hudson Estate property S. 5-02 E. 200.3 ft. to an ipo; thence along the Henry line S. 22-01 W. 155.5 ft. to an ipo; thence S. 67-39 W. 122.92 ft. to an ipo; thence N. 73-36 W. 379.24 ft. to a n&c in the center of Old Pelham Road; thence along the Smith line, N. 73-36 W. 229.2 ft. to an ip; thence N. 10-30 W. 55.63 ft. to the South side of Pelham Road; thence along said Road N. 78-10 E. 169.75 ft.; thence N. 83-09 E. 200 ft.; thence N. 81-49 E. 101.09 ft.; thence N. 77-15 E. 101.47 ft; thence N. 72-02 E. 101.54 ft.; thence N. 67-06 E. 95.15 ft. to the beginning corner; thence N. 67-06 E. 80 ft. to the Western side of Old Pelham Road; thence in a Southwestern direction along the Western side of Old Pelham Road 200 ft. to a point in beginning line about 150 ft. South of the beginning point; thence N. 5-02 W. 150 ft. to the beginning corner. Designated in the Auditor's Office as 540.2-1-23.2.

BEING conveyed to the Mortgagors by a certain deed of Bankers Trust of South Carolina as Executor and Trustee of the Fred H. Hudson Estate on June 2, 1978, and thereafter filed in the RMC Office for Greenville County in Deed Book 1080 at Page 471.

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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