

State of South Carolina

FILED
GREENVILLE CO. S. C.

BOOK 1436 PAGE 220

County of Greenville

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Mortgage of Real Estate

DEONNE S. TANKERSLEY
R.M.C.

THIS MORTGAGE made this 23RD day of JUNE, 1978.

by Donald W. McCarter and Billie C. McCarter

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S. C.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, S. C.

29602

WITNESSETH:

THAT WHEREAS, Donald W. McCarter and Billie C. McCarter is indebted to Mortgagee in the maximum principal sum of Seven Thousand Five Hundred Eighty-Two and 50/100 Dollars (\$7,582.50), which indebtedness is evidenced by the Note of Donald W. McCarter and Billie C. McCarter of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 365 DAYS 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 \$7,582.50 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 situate, lying and being in the County of Greenville, State of South Carolina, shown as Tracts A and B on a plat of property of L. A. Jones revised March 29, 1968, by Carolina Engineering and Surveying Co., containing a total of 13.7 acres, more or less, and having according to said plat, the following courses and distances, to-wit:

BEGINNING at a point in the center of Taylors Road at the joint corner of Dennon O. Jones property, and running thence along the Jones line N. 68-45 E. 223.6 feet to an iron pin; thence N. 84-13 E. 192.0 feet to an iron pin; thence S. 78-41 E. 240 feet to an iron pin; thence S. 69-31 E. 140.8 feet to an iron pin near a branch; thence along said branch as the line, the traverse line being as follows: S. 4-04 W. 143 feet to an iron pin; S. 14-50 W. 180 feet to an iron pin; S. 2-35 W. 240 feet to an iron pin; thence along the line of Prince property S. 49-38 W. 471.9 feet to the center of Taylors Road; thence along the center of said road as follows: N. 40-42 W. 50 feet; N. 47-43 W. 200 feet; N. 51-53 W. 300 feet; N. 7-17 W. 100 feet; N. 3-45 E. 100 feet; N. 23-10 E. 200 feet; N. 14-53 E. 100 feet; N. 6-35 E. 28.8 feet to the point of beginning.

THIS being the property conveyed to the Mortgagor by two (2) deeds of L. A. Jones recorded in the RMC Office for Greenville County on March 31, 1967, in Deed Book 816 at Page 546 and on April 5, 1968, in Deed Book 841 at Page 526.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
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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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