

State of South Carolina

BOOK 1440 PAGE 573

County of GREENVILLE

Mortgage of Real Estate

THIS MORTGAGE made this 31st day of October, 1978.

by John F. Donovan and Elizabeth W. Donovan

(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, SC, 29602

WITNESSETH:

THAT WHEREAS, John F. Donovan is indebted to Mortgagee in the maximum principal sum of Sixteen Thousand Seven Hundred Fifty-Nine and 63/100 Dollars (\$ 16,759.63 ), which indebtedness is evidenced by the Note of John F. Donovan of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is seven (7) 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 \$ 16,759.63 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 situate, lying and being in Greenville County, State of South Carolina, approximately four miles north of Greer, adjoining the waters of Lake Cunningham, and being shown and described according to a plat entitled "Property of John F. Donovan", dated June 30, 1977, and prepared by John A. Simmons, which plat is recorded in the RMC Office for Greenville County, S.C., in Plats Book 6-E, at Page 38, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in North Lake Road on the joint line of property now or formerly belonging to Lee Styles and property herein described, and running thence on a line in said road N 68-16 E 294.9 feet to a point in said road; thence continuing in said road N 79-06 E 65 feet to a point in said road; thence continuing in said road S 69-56 E 70 feet to a point in said road; thence continuing in said road S 48-56 E 70 feet to a nail in said road on the joint line of the property herein described and property now or formerly belonging to Martin L. Tooke; thence continuing S 61-41 W 110.4 feet to an iron pin; thence S 12-35 W 100 feet to an iron pin; thence N 73-58 W 149.6 feet along the 850' contour to an iron pin; thence continuing with the 850' contour S 50-10 W 230 feet to a point; thence S 44-50 W 109 feet to an iron pin; thence N 12-00 E 288.2 feet to a nail in North Lake Road, the point of beginning.

The within described property contains 1.75 acres less .27 acres contained in the road right-of-way, which is included in the above description, for a net acreage of 1.48 acres.

This being the identical property conveyed to the mortgagors herein by deed of W, E, Shaw recorded in the RMC Office for Greenville County, S.C., in Deeds Book 1061, at Page 42, on July 22, 1977.

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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STATE OF SOUTH CAROLINA  
RECORDS & CLERK  
GREENVILLE COUNTY  
TAX 06  
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