

State of South Carolina

FILED
GREENVILLE CO. S. C.
MAY 24 4 06 PM '79
DONNIE S. TANKERSLEY
R.M.C.

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 16 day of May, 19 79.

by Edward M. Sanders

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

(hereinafter referred to as "Mortgagee"), whose address is Bankers Trust Plaza, Greenville, South Carolina

WITNESSETH:

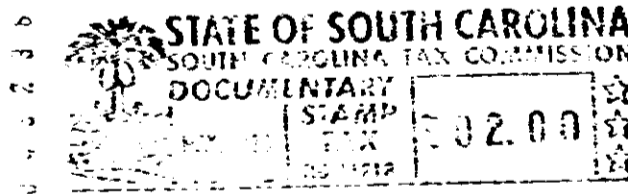
THAT WHEREAS, Edward M. Sanders is indebted to Mortgagee in the maximum principal sum of Five Thousand and no/100 Dollars (\$ 5,000.00), which indebtedness is evidenced by the Note of May 16, 1979, of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 36 months 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 \$5,000.00 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 certain piece, parcel, or lot of land lying in the State of South Carolina, County of Greenville, City of Mauldin, shown and designated as Lot No. 38 on a Plat of Holly Springs Subdivision, Section No. 1, which plat is recorded in the RMC Office for Greenville County in Plat Book 4-N, Page 5, dated February 23, 1971, and which Plat is hereby incorporated for a more particular description.

This being the same property conveyed to mortgagor herein by deed of William D. Sanders dated September 18, 1975, recorded in Book 1055 at Page 866 on May 3, 1977.

GCTO ----- 2 MAY 23 79 950



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).

0609

4328 RV-2