

State of South Carolina

GREENVILLE CO. S. C.  
JUL 3 4 29 PM '79  
DEAN T. WATERSLEY  
S.M.C.

Vol 1472 Page 426

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 3rd day of July 19 79

by Katherine W. Welch

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

(hereinafter referred to as "Mortgagee"), whose address is 1322 W. Poinsett Street, Greer, South Carolina 29651

WITNESSETH:

THAT WHEREAS, Katherine W. Welch is indebted to Mortgagee in the maximum principal sum of Seven Thousand Fifty-Six and 82/100 Dollars (\$ 7,056.82 ), which indebtedness is evidenced by the Note of Katherine W. Welch of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is July 17, 1984 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 \$ 7,056.82 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 piece, parcel or tract of land situate lying and being in the State of South Carolina, County of Greenville being shown on a plat of property of Lee R. Wood prepared by Terry T. Dill on January 10, 1963 and being duly recorded in Plat Book 5 E at page 17 in the R.M.C. Office for Greenville County and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Ansell School Road and running thence N. 87-45 E. 245 feet to a point; thence S. 3-00 W. 1865 feet to an iron pin on the bank of Frohawk Creek; thence with the Frohawk Creek as the line and having a traverse line of N. 85-30 W. 252.9 feet, N. 67-30 W. 210 feet, S. 87-15 W. 150 feet, thence N. 43-40 W. 145 feet to an iron pin; thence N. 36-00 E. 130 feet to an iron pin; thence N. 1-00 W. 1275 feet to an iron pin; thence along Ansell School Road N. 71-00 E. 246.5 feet; thence continuing along Ansell School Road; N. 51-08 E. 240 feet to the beginning point and containing according to said plat, 26.50 acres. This conveyance is subject to the rights of way of Ansell School Road and Northwood Church Road. This conveyance is the identical property conveyed to Katherine W. Welch by deed of Thelma W. Garrett, on January 4, 1974 and being duly recorded January 11, 1974 in Deed Book 992 at page 75 in the R.M.C. Office for Greenville County and a portion of the property conveyed to Katherine Wood and Thelma Wood Garrett by deed of Mamie Mosteller Burnett, et al on October 21, 1940 and recorded on October 21, 1940 in Deed Book 226 at page 254 in the R.M.C. Office for Greenville County. This conveyance is junior to that certain real estate mortgage given by Katherine W. Welch and James P. Welch on April 15, 1975 and recorded in Mortgage Book 1337 at page 145 in the R.M.C. Office for Greenville County to C.I.T. Financial Services Corporation.

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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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