

State of South Carolina)

County of GREENVILLE)

DONNIE S. TANKERSLEY
R.M.C.
FILED
Mortgage of Real Estate
JUL 31 1979
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

V.L. 1475 REG 437

THIS MORTGAGE made this 27th day of July 1979

by Robert C. Coates

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 509, Mauldin, South Carolina, 29662,

WITNESSETH:

THAT WHEREAS, Robert C. Coates is indebted to Mortgagee in the maximum principal sum of Ten Thousand and no/100----- Dollars (\$ 10,000.00), which indebtedness is evidenced by the Note of July 27, 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 August 10, 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 \$10,000.00 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 piece, parcel, or lot of land with the buildings and improvements thereon in the Town of Mauldin, Greenville County, South Carolina, known and designated as Lot 147, as shown on a plat of the Glendale Heights, recorded in Plat Book QQ, at Pages 76 and 77, in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Fairfield Drive, joint front corner of Lots 147 and 148 and running thence N. 40-14 W. 175 feet to an iron pin; thence N. 49-46 E. 100 feet to an iron pin; thence S. 40-14 E. 175 feet to an iron pin; thence S. 49-46 W. 100 feet to an iron pin, point of beginning.

This being the same property conveyed to mortgagor herein by deed of James C. Balentine dated May 9, 1961, recorded in Book 673 at Page 263 on May 9, 1961.

02121109

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
\$ 04.00

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).