

✓ MORTGAGEE'S ADDRESS: P. O. Box 608, Greenville, S. C. 29602

State of South Carolina

LEATHERWOOD, WALKER, TODD & MANA

BOOK 1511 PAGE 34  
Mortgage of Real Estate

County of Greenville

THIS MORTGAGE made this 11th day of August, 1980

by James R. Hines

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, James R. Hines is indebted to Mortgagee in the maximum principal sum of Fifteen Thousand Six and 04/100ths Dollars (\$ 15,006.04 ), which indebtedness is evidenced by the Note of James R. Hines and Nancy J. Hines 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 5, 1990 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 \$ 15,006.04 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 located in the County of Greenville, State of South Carolina and lying and being at the southeastern side of the intersection of Woodruff Road (formerly Scuffletown Road) and Salters Road and being shown as Tract A of plat entitled "Property of J. W. Norwood", dated March 6, 1936, by W. J. Riddle, Surveyor, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book K, at Page 139-140, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the southeastern intersection of Woodruff Road and Salters Road and running thence with Salters Road, S. 2 W. 335 feet to a point; thence S. 83-30 E. 260 feet to a point in the corner of Tract B; thence N. 2-00 E. 335 feet to a point on the southern edge of Woodruff Road; thence with Woodruff Road, N. 83-30 W. 260 feet to a point, the point of beginning, containing 2 acres.

Being the same property conveyed to the Mortgagor herein by deed of Margaret B. Hines, said deed being dated October 22, 1964 and recorded in the R.M.C. Office for Greenville County in Deed Book 760, at Page 248.

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GREENVILLE COUNTY

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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