

SEP 15 3 58 PM '80

Mortgage of Real Estate

County of GREENVILLE DONNIE S. TANKERSLEY R.M.C.

THIS MORTGAGE made this 10th day of September, 19 80.

by BENNIE A. LINDSEY, SR.

(hereinafter referred to as "Mortgagor") and given to STEVEN H. THOMPSON

(hereinafter referred to as "Mortgagee"), whose address is #4 Adger St. Greenville, S.C. 29605

WITNESSETH:

THAT WHEREAS, Bennie A. Lindsey, Sr. is indebted to Mortgagee in the maximum principal sum of Seven Thousand and No/100 Dollars (\$ 7,000.00), which indebtedness is evidenced by the Note of Bennie A. Lindsey, Sr. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is January 15, 1981, 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 \$ 7,000.00 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 tract of land in Austin Township, Greenville County, State of South Carolina, containing 3.57 acres, more or less, and having the following metes and bounds according to a survey made by John C. Smith, June 22, 1977:

BEGINNING at a nail and cap in McKinney Road at corner of property, now or formerly of Hughes and running thence N. 50-14 E., 219.15 feet to an iron pin; running thence with the branch as the line, the following courses and distances: S. 78-01 E., 125.5 feet; S. 56-10 E., 117.4 feet; S. 53-15 E., 294.2 feet; S. 42-59 E., 143.6 feet to iron pin at corner of other property of Ed Cape; thence S. 49-35 W., 199.2 feet to a nail and cap in McKinney Road; thence along through McKinney Road, N. 57-12 W., 465.3 feet to a nail and cap; thence continuing with said Road, N. 58-36 W., 210 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Steven H. Thompson recorded in the Greenville County RMC Office in Deed Book 1133 at Page 447 on the 15 day of September, 1980.

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STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX \$ 02.80

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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