State of South Carolina

FILED
GREENVILLE CO. S. C.

BOOK 1529 PAGE 944

Mortgage of Real Estate

County of Greenville

JAN 13 4 35 PM '81

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE made this 13th day of January, 19 81.

by Kenneth C. Cosgrove

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

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

WITNESSETH:

THAT WHEREAS, Kenneth C. Cosgrove is indebted to Mortgagee in the maximum principal sum of Eighty-Seven Thousand Two Hundred and no/100---------- Dollars ($ 87,200.00), which indebtedness is evidenced by the Note of Kenneth C. Cosgrove of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 180 days 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 $ 87,200.00, 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 tract of land together with all improvements thereon in the County of Greenville, State of South Carolina on the northern side of South Carolina Highway 291 and having, according to a plat entitled "Property of Kenneth C. Cosgrove" as recorded in Plat Book 81 at Page 100, in the RMC Office for Greenville County, S.C., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of S.C. Highway 291 By-Pass, said pin being approximately 970.75 feet from the intersection of Worley Rd. and S.C. Highway 291 By-Pass, running thence N. 15-29 W. 171.7 feet to an iron pin; thence S. 87-31 E. 250.5 feet to an iron pin; thence S. 15-24 E. 55.4 feet to an iron pin; thence S. 65-12 W. 241.4 feet to an iron pin, the point of beginning.

ALSO:

ALL that piece, parcel or lot of land lying and being situate in the County of Greenville, State of South Carolina, being shown and designated as Pt. Lot 1 on plat entitled "Property of Kenneth C. Cosgrove" as recorded in Plat Book 81 at Page 99, in the RMC Office for Greenville County, S.C., and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of said property at the intersection of Michael Drive and White Horse Rd. (S.C. Highway 250) running thence N. 84-30 E. 29.6 feet to an iron pin; thence S. 41-45 E. 75.6 feet to an iron pin; thence S. 38-50 W. 122.7 feet to an iron pin; thence N. 51-55 W. 81.2 feet to an iron pin; thence N. 30-46 E. 116.4 feet to an iron pin, the point of beginning.

THESE pieces of property were conveyed to the mortgagor herein by deed of Southeastern Petroleum Sales Corporation as recorded in Deed Book 1140 at Page 649, in the RMC Office for Greenville County, S.C., on January 13, 1981.

DOCUMENTARY STAMP

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);

BT-002 (9/77)

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