

State of South Carolina

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GREENVILLE CO. S.C.

BOOK 1530 PAGE 876

Mortgage of Real Estate

County of GREENVILLE JAN 26 11 38 AM '81

DONNE S. TANKERSLEY

THIS MORTGAGE made this 21st day of January, 19 81.

by Chester R. Trower, Jr. and Wanza B. Trower

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

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

29602

WITNESSETH:

THAT WHEREAS, Chester R. Trower, Jr. and Wanza B. Trower is indebted to Mortgagee in the maximum principal sum of Ten thousand four and 04/100 Dollars (\$ 10,004.04 ), which indebtedness is evidenced by the Note of Chester R. Trower, Jr. and Wanza B. Trower 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 20, 1989 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 \$ 10,004.04 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 piece, parcel or lot of land, with all improvements thereon, located, lying and being in the City of Greenville, Greenville County, South Carolina, on the northeastern side of Faris Circle (formerly known as E. Faris Road), designated as Lot 98 on plat of Forest Heights, made by Dalton & Neves, Engineers dated June, 1944, revised by Piedmont Engineers in 1947, and recorded in the RMC Office for Greenville County in Plat Book P at Page 71 and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the eastern side of South Faris Circle at the joint front corner of Lots 98 and 99 and running thence along the joint line of said lots, N. 58-09 E. 227.0 feet to an old iron pin which lies approximately eight feet from the center line of a creek, the center line of which is the property line; thence along said creek, the traverse of which is S. 25-30 E. 201.6 feet to an old iron pin which lies approximately eight feet from the center line of said creek; thence S. 77-53 W. 225.0 feet to an old iron pin on the eastern side of South Faris Circle, the joint front corner of Lots 98 and 97; thence along said street, N. 18-54 W. 25.0 feet to an iron pin and N. 31-00 W. 100 feet to an old iron pin, the point and place of beginning.

This is the same property conveyed to the mortgagors herein by deed of The Equitable Life Assurance Society of the United States recorded in Deed Book 1137 at Page 256 on November 13, 1980.

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4.00001 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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