

Mortgagee's Address: <sup>FILED</sup> Box 608, Greenville, S. C. 29602  
GREENVILLE CO. S.C.

State of South Carolina

FEB 2 1 59 PM '81

BOOK 1531 PAGE 416

Mortgage of Real Estate

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

THIS MORTGAGE made this 30th day of January, 19 81

by EUGENE CROOK

(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, S. C., 29602

WITNESSETH:

THAT WHEREAS, EUGENE CROOK is indebted to Mortgagee in the maximum principal sum of One Hundred Eleven Thousand Five Hundred and No/100 Dollars (\$ 111,500.00), which indebtedness is evidenced by the Note of EUGENE CROOK of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is seven & one-half (7 1/2) years 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 \$ 111,500.00 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 lying, being and situate in the County of Greenville, State of South Carolina, being shown and designated as 1.95 acres, more or less, on a plat entitled "Property of Greenville Valve & Fitting Company, Inc." dated December 16, 1980, prepared by Alex A. Moss, Reg. C. E. & L. S. No. 1194, which plat is recorded in the RMC Office for Greenville County in Plat Book 8-b, at Page 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, said iron pin being at the edge of Woodruff Road and running thence N. 14-38 E. 260 feet to a concrete monument; thence N. 69-50 W. 373.1 feet to a concrete monument; thence S. 1-33 E. 267.4 feet to an iron pin; thence S. 67-51 E. 299.4 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Greenville Valve and Fitting Company, Inc., dated 1-30-81 and to be recorded of even date herewith.

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).