

Mortgagee's Address: P. O. Box 608, Greenville, S. C. 29602

State of South Carolina

Mortgage of Real Estate

1555-634

County of GREENVILLE

GREENVILLE CO. S. C.
FILED
MAR 20 10 05 AM '81
R.M.C. TARRANTSLEY

THIS MORTGAGE made this 18th day of March, 1981

by M.G.M., INC.,

(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, M.G.M., INC., is indebted to Mortgagee in the maximum principal sum of ---Fifty Thousand Twenty and 04/100 --- Dollars (\$ 50,020.04), which indebtedness is evidenced by the Note of M.G.M., INC., of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is March 18, 1991 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 \$ 50,020.04 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 lying, being and situate in the County of Greenville, State of South Carolina, on S. C. Highway #14, near the Town of Simpsonville, being shown and designated as 1.554 acres, more or less, on a plat entitled "Property of Milford D. Kelly" dated November 1974, prepared by C. O. Riddle, RLS, and being more particularly described in accordance with said plat, to-wit:

BEGINNING at a point at the intersection of S. C. Highway #14 and an unnamed Road and running thence along the edge of S. C. Highway #14 N. 71-16 W. 457.3 feet to an iron pin; thence N. 22-15 E. 127.3 feet to an iron pin; thence S. 76-00 E. 44.6 feet to an iron pin; thence S. 76-58 E. 410.4 feet to an iron pin at the edge of said unnamed road; thence along the edge of said road S. 19-50 W. 171.6 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Tommy P. McLees, Virginia H. Gibson, and Tommy Dale McLees dated 4-16-80 and recorded 4-21-80 in the RMC Office for Greenville County in Deed Book 1124, at Page 361.

5CTO --- 1 MAR 20 81 244

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).

0634

4328 RV-2