

GREENVILLE CO. S.C.
APR 13 11 29 AM '81
J. BANKERSLEY
R.M.C.

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 9th day of April, 1981

by James Wilbert D'Oyley and Evelyn F. D'Oyley

(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, James Wilbert D'Oyley and Evelyn F. D'Oyley is indebted to Mortgagee in the maximum principal sum of Fifteen Thousand Six and 04/100 Dollars (\$ 15,006.04), which indebtedness is evidenced by the Note of James Wilbert D'Oyley and Evelyn F. D'Oyley of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 120 months 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 \$15,006.04 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 situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Minus Street and being known and designated as a portion of Lot No. 18, Block B of Sterling Annex, as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book "E", at Page 141 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Minus Street, which iron pin is 96.0 feet from the southwestern corner of the intersection of Minus Street and Sterling Street, and running thence S. 25-05 E. 82.1 feet to an iron pin; thence S. 67-0 W. 70.0 feet to an iron pin; thence N. 23-30 W. 59.2 feet to an iron pin on the southern side of Minus Street; thence along Minus Street N. 48-25 E. 70.0 feet to the beginning corner.

This being the same property conveyed to James Wilbert D'Oyley by deed of Joseph A. D'Oyley and Myra D'Oyley as recorded in Deed Book 657 at Page 37 on August 16, 1960. James Wilbert D'Oyley then deeded one-half (1/2) interest in the subject property to Evelyn F. D'Oyley as recorded in Deed Book 721 at Page 535 on May 2, 1963.

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RECORDED IN DEED BOOK 1538 PAGE 209
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REGISTERED

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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