

FILED 10 S.C.

Mortgage of Real Estate

County of

PH '81

THIS MORTGAGE made this 23rd day of April 1981

by JAMES F. HARRISON

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 608, Greenville, South Carolina, 29602

WITNESSETH:

THAT WHEREAS, James F. Harrison is indebted to Mortgagee in the maximum principal sum of Seventy-Five Thousand and No/100 Dollars (\$ 75,000.00), which indebtedness is evidenced by the Note of James F. Harrison of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is October 20, 1981

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 \$ 75,000.00, 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 tract of land, situate, lying and being in the State of South Carolina, County of Greenville, on the Southerly side of Pelham Road as shown on plat of Property of Harrison & Harrison by Enwright & Associates, November 8, 1971, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Pelham Road, which iron pin is approximately 1,840 feet west of the intersection of Pelham Road and Batesville Road, and running thence S. 1-14 E., 499.2 feet to an iron pin; thence S. 89-00 W., 227.1 feet to an iron pin; thence N. 1-08 W., 147 feet to an iron pin; thence N. 3-04 E., 353.6 feet to an iron pin along the Southerly side of Pelham Road; thence along the Southerly side of Pelham Road, N. 89-07 E., 200.74 feet to the point of beginning, containing 2.49 acres.

This is the same property conveyed to the Mortgagor herein by deed of Wesley V. Harrison recorded in the Greenville County RMC Office in Deed Book 1100 at Page 668 on April 17, 1979.

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RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SOUTH CAROLINA

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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