

State of South Carolina

GREENVILLE COUNTY S.C.

200: 1541 179

Mortgage of Real Estate

County of GREENVILLE

2 14 PM '81

JOHN HENDERSLEY

THIS MORTGAGE made this 14th day of May, 19 81.

by Carolina Acoustical Co., 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,

South Carolina 29602

WITNESSETH:

THAT WHEREAS, Carolina Acoustical Co., Inc. is indebted to Mortgagee in the maximum principal sum of Thirty Thousand Twelve and 04/100ths Dollars (\$ 30,012.04 ), which indebtedness is evidenced by the Note of Carolina Acoustical Co., 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 84 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 \$ 30,012.04 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 certain piece, parcel or lot of land situate, lying and being on the Northwest side of Augusta Road (also known as U.S. Highway No. 25) and on the Southwest side of East Fairfield Road, near Tract No. 4 on plat of Property of Ladson A. Mills, made by Dalton & Neves, Engineers, August 1925, and having, according to a more recent survey made by Dalton & Neves, August 1956, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Augusta Road, said pin being where the Southwest side of the right of way of Augusta Road intersects with the Southwest side of East Fairfield Road; and running thence along the northwest edge of the right of way of Augusta Road, S. 44-34 W. 150 feet to an iron pin; thence along the line of property now or formerly of Cecile E. Ashmore, N. 52-00 W. 150 feet to an iron pin; thence continuing along line of property now or formerly of Cecile E. Ashmore, N. 44-34 E. 150 feet to an iron pin on the Southwest side of East Fairfield Road; thence along the Southwest side of the right of way of East Fairfield Road, S. 52-00 E. 150 feet to the beginning corner.

Being the same property conveyed to the mortgagor herein by deed of Furman Baker dated June 18, 1976, and recorded in the R.M.C. Office for Greenville County in Deed Book 1038 at Page 216.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
TAX \$ 12.04

GCTO 3 MAY 14 81 627

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident of 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);

Vertical stamp with numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 0

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