

State of South Carolina

County of Greenville

JUL 23 2 50 PM '81
DONNIE S. TANKERSLEY
R.M.C.

1517 727

Mortgage of Real Estate

THIS MORTGAGE made this 23rd day of July, 19 81

by Donald C. Spann

(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, Donald C. Spann is indebted to Mortgagee in the maximum principal sum of Three Hundred Thousand and No/100 ----- Dollars (\$ 300,000.00), which indebtedness is evidenced by the Note of Donald C. Spann of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is ten (10) 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 \$ 300,000.00 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 certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in Greenville County, S.C., being shown on a plat entitled "Survey for T. Walter Brashier", prepared by W. R. Williams, Jr., dated April 6, 1977, and recorded in the RMC Office for Greenville County, S.C., in Plat Book 6-J, at Page 33, and having, according to said plat as revised June 30, 1981, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Batesville Road and running thence N. 69-56 E. 210.8 feet to an iron pin; thence N. 22-15 W. 14 feet to an iron pin adjoining property of T. Walter Brashier; thence with the line of the Brashier property N. 70-04 E. 199 feet to an iron pin; thence N. 46-28 W. 27.4 feet to an iron pin; thence N. 19-28 W. 298.2 feet to an iron pin on the northwestern side of Pelham Court; thence with said Pelham Court S. 55-18 W. 200.4 feet to an iron pin, corner of other property of Brashier; thence with the line of the Brashier property N. 22-15 W. 335.1 feet to an iron pin; thence S. 69-56 W. 213 feet to an iron pin on the eastern side of Batesville Road; thence with said Batesville Road N. 17-15 W. 25 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the mortgagor herein by three deeds as follows: a portion by quitclaim deed of T. Walter Brashier; a portion by quitclaim deed of Victor Bogard, Jr., Bradley B. Bogard, James D. Bogard and William Vernon Hart; and the major portion by deed of United Standard Investors, Inc. All of said deeds will be executed and recorded of even date herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JUL 23 1981
TAX
120.00
R31121F

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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