

State of South Carolina

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SHERSLEY
R.M.C.

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 25th day of August, 1981

by Charles R. Harris and Dorothy Harris

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

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 608 (North Hills Branch) Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, Charles R. Harris and Dorothy Harris is indebted to Mortgagee in the maximum principal sum of THIRTEEN THOUSAND FIVE HUNDRED FIVE and 44/100 Dollars (\$ 13,505.44), which indebtedness is evidenced by the Note of Charles R. Harris and Dorothy Harris of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is September 11, 1989 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 \$13,505.44 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, with improvements thereon, located in Greenville County, South Carolina, in Peppertree Subdivision, known and designated as Lot No. 7, Peppertree Section No. 1, on a plat dated February 17, 1972, and recorded in the R.M.C. Office of Greenville County in Plat Book 4N at Page 72, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point located on the western side of Sundown Circle, a joint front corner of Lots 6 and 7; thence S. 78-24 W. 131.5 feet to a point; thence N. 15-52 W. 100.0 feet to a point; thence N. 38-27 E. 44.8 feet to a point; a joint corner of Lots 7 and 8; thence S. 65-00 E. 120.0 feet to a point located on said western side of Sundown Circle; thence along the curve of said western side of Sundown Circle S. 1-59 E. 30.0 feet to a point; thence S. 36-19 E. 30.0 feet to a point of beginning.

This is the same property as that conveyed to the Mortgagors herein by deed from R. David Kennerly recorded in the R.M.C. Office for Greenville County on October 26, 1977 recorded in Deed Book 1067 at Page 365.

THIS CONVEYANCE is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights of way appearing on the property and/or of record in Deed Volume 947 at Pages 513 thru 529, in the R.M.C. Office for Greenville County, South Carolina.

The mailing address of the above described real estate is: 1013 Sundown Circle Taylors, South Carolina 29687

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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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