

State of South Carolina

BOOK 1552 PAGE 371

GREENVILLE S. C.

Mortgage of Real Estate

County of GREENVILLE

25th day of JAN '82

THIS MORTGAGE made this 25th day of January, 1982

by William M. Tinsley

(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.

WITNESSETH:

THAT WHEREAS, William M. Tinsley is indebted to Mortgagee in the maximum principal sum of Eighteen Thousand Two Hundred Fifty Seven and 53/100 Dollars (\$ 18,257.53 ), which indebtedness is evidenced by the Note of William M. Tinsley 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 \$ 18,257.53 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 in Greenville Township, Greenville County, State of South Carolina, just outside the incorporate limits of Greenville between Buncombe and Rutherford Streets and being the rear or northeast portions of Lots 28 and 29 on plat of property of the Mountain City Land & Improvement Company, having the following courses and distances, to-wit:

BEGINNING at a point on the southeast side of the old right of way of the Greenville-Laurens Railroad 59 1/2 feet from the northeast corner of Lot No. 29; thence along right of way N. 78-30 E. 59 1/2 feet to said northeast corner of Lot 29; thence S. 23-45 E. 76 feet along line of land formerly belonging to Julius C. Smith to a stake, corner of Lots Nos. 27 and 28; thence along line dividing these two lots S. 66-15 W. 59 1/2 feet to stake; thence in a straight line to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of Sophia Elizabeth Cason as recorded in the RMC Office for Greenville County, S.C. in Deed Book 995 at Page 315 on March 14, 1974.

GREENVILLE S. C.
RECORDED
JAN 27 1982

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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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