

County of Greenville

FILED
FEB 10 1 58 PM '82
SOUTH CAROLINA
R.M.C. BANKERSLEY

THIS MORTGAGE made this 2nd day of February, 1982

by Thomas W. Gentry and Bridget Ann Gentry

(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, Thomas W. Gentry and Bridget Ann Gentry is indebted to Mortgagee in the maximum principal sum of Forty thousand and no/100 Dollars (\$ 40,000.00), which indebtedness is evidenced by the Note of Media Products of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is February 1, 1983, 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 \$ 40,000.00 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, together with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 21 on a plat of RIVER DOWNS as recorded in the RMC Office for Greenville County, S. C. in Plat Book 4R, at Page 75, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in Morgan Court at the joint front corner of Lots Nos. 21 and 22 and running with the common line of Lot No. 22, N. 48-15 E. 209.91' to an iron pin; thence turning and running, S. 26-36 E. 289.47 feet to an iron pin; thence turning and running, S. 49-36 W. 50 feet to the joint rear corners of Lots Nos. 20 and 21; thence turning and running, N. 68-42 W. 259.80 feet to a point on Morgan Court; thence turning and running, N. 11-29 E. 30 feet to a point; from thence, N. 23-28 W. 30 feet to the beginning point.

This is the same property conveyed to the Mortgagors herein by deed of Heritage Homes, Inc., dated May 24, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1079, at Page 878, on May 26, 1978.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA REAL COMMISSION
DOCUMENTARY STAMP
FEB 10 82 TAX \$ 16.00
28 11215

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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