

State of South Carolina

(S. C.)

Mortgage of Real Estate

County of

GREENVILLE  
EASLEY

THIS MORTGAGE made this 10th day of June, 1982

by Daniel Wesley Truax and Mary E. Truax

(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, Daniel Wesley Truax and Mary E. Truax is indebted to Mortgagee in the maximum principal sum of Twenty Thousand Eight and 04/100 Dollars (\$20,008.04), which indebtedness is evidenced by the Note of June 10, 1982 of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 96 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 \$20,008.04 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 parcel or tract of land with the buildings and improvements thereon situate on the southeast edge of the Saluda River and the southwest side of Old Easley Bridge Road, Greenville County, South Carolina containing 17.55 acres according to a survey made by Dalton & Neves Co., Engineers September 10, 1971, recorded in the RMC Office for Greenville County, S.C. in Plat Book 4L at Page 19, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest edge of Old Easley Bridge Road at the corner of property, now or formerly, of Greenville County, and running thence along the southwest side of Old Easley Bridge Road N. 55-26 W. 322 feet to an iron pin on the southeast bank of the Saluda River; thence along the meanderings of said river, the traverse lines being: S. 52-41 W. 116.7 feet to an iron pin, S. 84-10 W. 703.2 feet to an iron pin, S. 52-28 W. 310 feet to an iron pin and S. 34-34 W. 439.6 feet to a point on the southeast bank of said river; thence S. 37-02 E. 500.2 feet to an iron pin; thence N. 51-10 E. 1431.5 feet to an iron pin; thence N. 84-58 E. 136.9 feet to an iron pin on the southwest side of Old Easley Bridge Road, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Edna K. Alexander as recorded in Deed Book 925 at Page 143 on September 14, 1971.

THIS IS A SECOND MORTGAGE

RECORDED BY  
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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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