

State of South Carolina

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE made this 4th day of August 19 82

by Willie E. Walker, Jr. and Ella Bates Walker

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S. C.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS Willie E. Walker, Jr. and Ella Bates Walker is indebted to Mortgagee in the maximum principal sum of Five Thousand Seven Hundred Sixteen & 36/100 Dollars (\$ 5,716.36), which indebtedness is evidenced by the Note of Willie E. Walker, Jr. and Ella Bates Walker of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is Aug. 4, 1982 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 \$ 5,716.36 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 lot of land in Greenville County, State of South Carolina on the northwestern side of a county road near the City of Greenville being shown as Lot No. 12 on a revised map No. 1 of Franklin Hills, recorded in Plat Book DDD at Page 95 and described as follows:

BEGINNING at an iron pin on the western side of a County road at the corner of Lot No. 11 and running thence with the northwestern side of said lot S. 54-33 W. 60 feet to an iron pin at the corner of Lot 13; thence with the line of said lot N. 45-27 W. 208.8 feet to an iron pin; thence N. 66-33 E. 123.4 feet to an iron pin at the corner of Lot 11; thence with the line of said lot S. 27-44 E. 180.9 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of R. E. Fincher and Grace M. Fincher dated September 29, 1965, and recorded in the RMC Office for Greenville County in Book at Page .

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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