

County of GREENVILLE

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THIS MORTGAGE made this 19th day of August, 1982.

by MARY ALICE L. RUMFELT

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 8, Simpsonville, South Carolina 29681

WITNESSETH:

THAT WHEREAS, Mary Alice L. Rumfelt is indebted to Mortgagee in the maximum principal sum of Four Thousand Four Hundred Twelve and 54/100-----Dollars (\$ 4,412.54), which indebtedness is evidenced by the Note of Mary Alice L. Rumfelt of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is March 30, 1986 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 \$ 4,412.54 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 lying and being situate in the County of Greenville, State of South Carolina in Fairview Township, and being show and designated as 1.94 acres on a plat of property of Mary E. Leake Estate by Campbell & Clarkson, Surveyors, Inc. dated August 20, 1973, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Southern edge of Bryson Road, joint front corner with other lands of Mortgagor, and running thence N. 64-08 E. 203.4 feet to an iron pin in the Southern edge of said Road; thence continuing along the edge of said Road N. 59-22 E. 207.8 feet to an iron pin; thence S. 58-00 E. 23.3 feet to an iron pin; thence S. 4-39 E. 237 feet to an iron pin; thence S. 60-21 W. 288 feet to an iron pin, joint rear corner with other lands of Mortgagor; thence along joint line of other land of Mortgagor N. 37-19 W. 246 feet to an iron pin, the point of beginning.

This being a portion of the identical property conveyed to the Mortgagor herein by deed of A. E. Green and Mary Alice L. Rumfelt, as Co-Executors of the Estate of Mary E. Leake, recorded May 9, 1974 in Deed Book 998, at page 602 in the RMC Office for Greenville County.

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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