

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 28th day of July, 1978

by Randy T. Emery and Vickie E. Emery

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 867 Greer, South Carolina,

WITNESSETH:

THAT WHEREAS, Randy T. Emery and Vickie E. Emery is indebted to Mortgagee in the maximum principal sum of -THIRTY THOUSAND AND NO/100- Dollars (\$30,000.00-), which indebtedness is evidenced by the Note of Randy T. Emery and Vickie E. Emery of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is December 6, 1978 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 \$ 30,000.00, 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 piece, parcel or lot of land in Glassy Mountain Township, County of Greenville, State of South Carolina, located on the eastern side of Highway S23-44 and being shown and designated as Lot No. 2 on plat of property made for Albert Emory by W. N. Willis and S. D. Atkins, Surveyors, dated December 30, 1971, and having the following courses and distances, to-wit:

BEGINNING at a nail in the center of Highway No. S23-44, 2370 feet from the intersection of said highway and Highway No. 11, and running thence S. 76-45 E. 30 feet to an iron pin on the eastern side of said highway; thence on the same course for a total distance of 502 feet to iron pin in old road; thence along and with old road the following courses and distances: S. 16-20 E. 80 feet to old pin; thence S. 19-55 E. 107 feet to old pin; thence S. 15-40 W. 82 feet to old pin; thence S. 30-10 W. 67 feet to old pin; thence S. 57-45 W. 67.2 feet to old pin; thence S. 49-05 W. 5 feet to corner of Lot No. 1 on said plat; thence as the common line of Lots 1 and 2, N. 68 W. 548 feet to nail in center of Highway No. S23-44 (iron pin set back 43 feet on east side of road); thence with the center of said highway N. 18-50 E. 100 feet; thence with center of highway N. 14 E. 100 feet to nail; thence still with said highway N. 10-20 E. 80 feet to the beginning corner, and containing 4.2 acres, more or less.

This being the same property conveyed to mortgagors by deed of Alvin Emery and Yvonne Emery dated June 27, 1973, and recorded June 29, 1973, in Deed Book 977 at page 884, R.M.C. Office for Greenville County.

This mortgage is being given in conjunction with and is co-equal with mortgage of even date given to Greer Federal Savings and Loan Association, both of which are to be recorded simultaneously herewith.

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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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