

State of South Carolina

1485 854

Mortgage of Real Estate

County of GREENVILLE S.C.

THIS MORTGAGE made this 26th day of OCTOBER 1979

by WILBUR L. OCHILTREE, SR.

(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 WILBUR L. OCHILTREE, SR. is indebted to Mortgagee in the maximum principal sum of THIRTEEN THOUSAND SIXTY SEVEN & 8/100 Dollars (\$ 13,067.87), which indebtedness is evidenced by the Note of WILBUR L. OCHILTREE, SR. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 11-10-87 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) in 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 \$ 13,067.87 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, situate, lying and being on the northern side of S. C. Highway 418, approximately two miles south of Ware Place, County and State aforesaid, containing 1.54 acres more or less, being more particularly shown on plat of property of Julia C. Stewart, prepared by Freeland & Associates, dated May 30, 1973, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, said iron pin being located N. 0-04 E., 245.1 feet from iron pin located on the northern side of S.C. Highway 418 and running thence N. 9-58 W., 218.6 feet to an iron pin at the corner of property now or formerly of Jim Davenport; thence S. 81-26 W., 218.1 feet to an iron pin; thence S. 14-34 W., 300 feet to an iron pin; thence N. 71-51 E., 346.2 feet to an iron pin, the beginning point.

A perpetual right to use a twenty (20) foot wide road leading from S.C. Highway 418 to the above described property and which 20 foot wide roadway is more particularly set forth and described on a plat prepared for Jim Davenport entitled "Plat of property of Julia C. Stewart and Jim Davenport" by Freeland & Associates, dated April 19, 1973, recorded in Plat Book 4-Z, Page 30, and which said 20 foot wide road is to be used for all purposes for which public road and street are commonly used, including but not limited to right of ingress & egress to and from above described property to S. C. 418, and for public utilities over and under and across same.

ALSO: ALL that piece, parcel or lot of land in Oaklawn Township, County and State aforesaid off the northern side of S. C. Highway 418, containing 6.05 acres, more or less, and being more particularly shown on a plat entitled "Plat of the Property of Jim Davenport" prepared by Freeland & Associates, dated April 19, 1973 and revised July 10, 1973, said plat being recorded in the RMC Office for Greenville County in Plat Book 4-Z at Page 73, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of property now or formerly of Boyd R. Stewart, Louise M. Stewart and Julia C. Stewart, and which iron pin is located N. 0-04 E. 245.1 feet from the northern edge of S. C. Highway 418, and running thence N. 9-53 W. 218.6 feet to an iron pin; thence S. 81-26 W. 218.1 feet to an iron pin; thence N. 14-34 E. 730 feet to an iron pin; thence N. 73-52 E. 280 feet to an old stone; thence S. 3-38 W. 852.46 feet to an old iron pin; (CONTINUED ON NEXT 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)

Derivation: Deed Book 1033, Page 752 - Charlie Brown et. al 3/29/76 (1.54) Derivation: Deed Book 995, Page 119 - James T. Davenport, et. al 3/11/74 (6.05 Acres)

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