Mortgage of Real Estate

SEP 25 4 52 PH '81 GREENVILLE County of

DONNE (TANKERSLEY)

| THIS MORTG/ | AGE made this <u>21st</u> day of <u>September</u> , 19 <u>81</u> . |
|-----------------|--|
| byl | Harriett L. Hawkins |
| (hereinafter re | eferred to as "Mortgagor") and given to <u>Bankers Trust of South Carolina</u> |
| | |
| (hereinafter re | eferred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, S.C. |
| | 29602 |
| | |

WITNESSETH:

THAT WHEREAS. Harriett L. Hawkins is indebted to Mortgagee in the maximum principal sum of Five Thousand Nine Hundred Eight and 81/100-----Dollars (\$ 5,908,81), which indebtedness is evidenced by the Note of Harriett L. Hawkins date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of ____after the date hereof, the terms of said Note and any agreement modifying it which is 96 months 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

__ plus interest thereon, all charges and expenses of collection incurred by Mortgagee s 5,908.81 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 Greenville County, State of South Carolina, on the northern side of Buxton Court, near the City of Greenville, being known and designated as lot No. 3 as shown on a plat of Edgeworth, prepared by P. E. & A dated October 15, 1965, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book LLL at Page 113, and having, according to said plat, the following metes and bounds, to-wit:

BECINNING at an iron pin on the northern side of Buxton Court at the joint front corner of Lots Nos. 2 and 3 and running thence with the line of Lot No. 2, N.1-58

E. 176 feet to an iron pin in the line of property now or formerly of Alton; thence with the line of the said Altom property, N. 87-43 W. 95 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; thence with the line of Lot No. 4, S. 1-58 W. 176.5 feet to an iron pin on the northern side of Buxton Court; thence with the northern side of Buxton Court, S. 88-02 E. 95 feet to the point of beginning.

A one-half interest in the subject property was conveyed to the mortgagors herein by deed of Perry Dayton Hawkins as recorded in Deed Book 877 at page 499 on October 15, 1969; and mortgagor also inherited a one-half interest in the subject property from the EState (of Perry Dayton Hawkins as recorded in the Probate Court for Greenville County in Apartment 1837 File 18.

SASTAN OF SOUTH CAROLINA

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident for 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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