

State of South Carolina

1539 337

Mortgage of Real Estate

County of GREENVILLE

REC'D S.C. DEPT. OF REVENUE APR 11 '82

THIS MORTGAGE made this 29th day of April, 1982

by James R. Mann and Virginia B. Mann

(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, James R. Mann and Virginia B. Mann is indebted to Mortgagee in the maximum principal sum of Seventeen Thousand Eight Hundred Fifty and no/100ths - - - - - Dollars (\$17,850.00), which indebtedness is evidenced by the Note of James R. Mann and Virginia B. Mann of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is five years after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

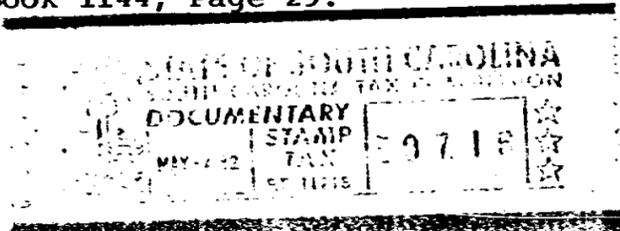
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate 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 \$17,850.00, 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 tract of land situate, lying and being in Grove Township, Greenville County, State of South Carolina, on the west bank of Reedy River about three miles from Conestee Mills, and fronting on Road No. 84, and containing 12.9 acres, more or less, as shown on plat prepared by Harold Hawkins, Surveyor, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the northeastern side of Road No. 84 at the joint corner of said 12.9 acre tract and a tract owned by B. M. Riddle and G. M. Riddle, and running thence along said Road No. 84 N. 18-30 W. 654.7 feet to an iron pin; thence N. 67-00 E. 740.9 feet to a point in Reedy River; thence along Reedy River as the line following traverse courses and distances: S. 03-12 W. 176.2 feet to a point; S. 88-30 E. 130.5 feet to a point; S. 67-46 E. 56.6 feet to a point; N. 85-44 E. 68.4 feet to a point; S. 85-00 E. 88.5 feet to a point; N. 76-59 E. 88 feet to a point; and N. 12-08 E. 127.6 feet to a point in line of property owned by B. M. and G. M. Riddle; thence along the old Reedy River bed the following traverse courses and distances: S. 11-41 E. 181.4 feet to a point; S. 13-55 E. 173.3 feet to a point; S. 35-46 W. 107.9 feet to a point; S. 49-58 W. 106.2 feet to a point and N. 85-35 W. 100 feet to a point; thence leaving said old Reedy River bed and running along the line of said Riddle property S. 61-45 W. 778 feet, more or less, to the point of beginning.

The above described property is the same conveyed to the mortgagors herein by Reedy Shoals Properties, a Partnership, by deed dated December 31, 1980, and recorded on March 10, 1981, in the R. M. C. Office for Greenville County in Deed Book 1144, Page 29.

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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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