

State of South Carolina

FILED  
GREENVILLE CO. S. C.  
OCT 24 PM '79  
DONALD BANKERSLEY  
R.M.C.

BOOK 1483 PAGE 11

County of GREENVILLE

Mortgage of Real Estate

THIS MORTGAGE made this 24th day of September, 1979,

by JAMES CHARLES BROWN

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 608, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, JAMES CHARLES BROWN is indebted to Mortgagee in the maximum principal sum of Five Thousand, Six Hundred Seventy-Five and 79/100 Dollars (\$ 5,675.79 ), which indebtedness is evidenced by the Note of James Charles Brown of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is September 24, 1984 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 \$ 5,675.79, 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 tract of land in Greenville County, State of South Carolina, located on the southwestern side of Roper Mountain Road, in Butler Township, being shown as 1.62 acres on plat entitled "Property of John W. Bagwell" prepared by John A. Simmons, amended April 23, 1968, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in center of Roper Mountain Road and running thence with the center line of said road, N. 59-14 W., 256 feet to a point in center of said road; thence S. 48-50 W. 236.8 feet to an old iron pin; thence with line of S. O. Bagwell, S. 41-43 E., 267.9 feet to an old iron pin; thence with line of Donald Sims, N. 44-22 E., 314.6 feet to a nail in center of Roper Mountain Road, passing over old iron pin 23.8 feet back on line.

This is the same property conveyed to the mortgagor herein by deed of Cecil B. Brown to be recorded herewith.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
202.28  
1979

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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