

State of South Carolina

BOOK 1494 PAGE 710

RECORDED  
FILED  
CO. S. C.  
FEB 1 3 32 PM '80  
DONALD W. HENNERSLEY  
R.M.C.

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 31st day of January, 19 80

by Ruth Lee King (also known as Ruth Lee Payne), Brenda Ann Payne Bell, and Johnnie Bradford Payne (hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, South Carolina, 29602,

WITNESSETH:

Ruth Lee King (also known as Ruth Lee Payne), Brenda Ann Payne Bell, and Johnnie Bradford Payne, THAT WHEREAS, is indebted to Mortgagee in the maximum principal sum of Two Thousand Nine Hundred Seventy-one and 40/100 Dollars (\$ 2,971.40 ), which indebtedness is evidenced by the Note of January 31, 1980, of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is four 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 \$ 2,971.40 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 lot of land situate, lying, and being in the State of South Carolina, County of Greenville, in Grove Township, on the eastern side of Standing Spring Road, containing 6.10 acres, more or less, and having, according to a survey prepared by Terry T. Dill, dated October 7, 1966, such metes and bounds as are more fully shown thereon.

This being the same property conveyed to James N. Payne and Ruth Lee Payne by deed of Puckett Brothers, Inc., dated October 17, 1966, recorded in Book 808 at Page 412 on October 31, 1966. The said James N. Payne died intestate on February 22, 1967, leaving as his sole heirs at law the above-named mortgagors. See Probate Apartment 983, File 6.

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STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
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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).