

State of South Carolina

GREENVILLE S.C.

BOOK 1498 PAGE 482

Mortgage of Real Estate

County of GREENVILLE

GREENVILLE S.C.

THIS MORTGAGE made this 14th day of March, 1980,

by G. Herman Walker, III and Cary S. Walker

(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, G. Herman Walker, III and Cary S. Walker is indebted to Mortgagee in the maximum principal sum of Twenty Thousand Eight and 04/100---- Dollars (\$20,008.04), which indebtedness is evidenced by the Note of G. Herman Walker, III and Cary S. Walker of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 96 months 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 \$20,008.04 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, located, lying and being in the County of Greenville, State of South Carolina, containing 3 acres, more or less, as shown on plat prepared by W. R. Williams, Jr., dated July 26, 1978, entitled "Property of G. Herman Walker, III", recorded in the Greenville County RMC Office in Plat Book 6M at Page 74, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Highway 414 and running with the center of said Road thence S. 69-55 E., 159.5 feet to a point; thence S. 77-45 E., 217.6 feet to a point; thence N. 3-40 E., 372.4 feet to a point; thence N. 71-15 W., 317.0 feet to a point; thence S. 13-00 W., 382.4 feet to a spike in the center of S. C. Highway 414, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Walker Properties, a General Partnership, recorded in the Greenville County RMC Office in Deed Book 1082 at Page 914 on July 11, 1978.

This mortgage is junior in priority to that certain note and mortgage heretofore given and granted to Poinsett Federal Savings and Loan Association recorded in the Greenville County RMC Office in REM Book 1437 at Page 843 on July 11, 1978.

20 p.c. 1118

[Faint illegible text, possibly a stamp or signature]

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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