

State of South Carolina

Mortgage of Real Estate

County of Greenville

RECORDED
AUG 23 9 09 AM '80
DONALD BANKERSLEY
R.M.C.

THIS MORTGAGE made this 18th day of August, 1980

by J. Frank Ogletree, Jr. and Roslyn R. Ogletree

(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, J. Frank Ogletree, Jr. is indebted to Mortgagee in the maximum principal sum of Two Hundred Three Thousand One Hundred Fifty and no/100 Dollars (\$ 203,150.00), which indebtedness is evidenced by the Note of J. Frank Ogletree, Jr. & Roslyn R. Ogletree of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is seven 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 \$ 203,150.00 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 lot of land situate, lying and being on the eastern side of East Round Hill Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 108 and 109 and Tract No. One as shown on a plat labeled "Survey for Green Valley Estates" prepared by Piedmont Engineers and Architects, dated August 4, 1969 and revised October 15, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4L, Page 197, and having according to said plat the following metes and bounds:

BEGINNING at a point on the eastern side of East Round Hill Road at the joint front corner of Lots No. 107 and 108, and running thence with the eastern side of East Round Hill Road N. 12-21 W. 100.0 feet; thence N. 23-28 W. 85.0 feet to a point at the joint front corner of Lots No. 108 and 109; thence continuing with East Round Hill Road N. 33-37 W. 366.8 feet to a point on the southern side of S. C. Highway 103, where East Round Hill Road and S. C. Highway 103 intersect; thence with the southern side of S. C. Highway 103 N. 66-30 E. 170.2 feet to a point in the rear corner of Lot No. 109; thence N. 54-19 E. 177.6 feet to a point approximately in the center line of S. C. Highway 103; thence with the approximate center line of S. C. Highway 103 the following distances: N. 53-39 E. 96.8 feet; thence N. 44-06 E. 100.0 feet; thence N. 37-29 E. 124.9 feet; thence N. 43-28 E. 114.3 feet; thence N. 51-15 E. 51.5 feet; thence N. 56-40 E. 50.0 feet; thence N. 60-15 E. 45.0 feet; thence leaving the approximate center line of S. C. Highway 103 S. 35-19 E. 1004.86 feet; thence S. 69-56 W. 143.2 feet; thence S. 74-06 W. 358.9 feet; thence S. 69-20 W. 109.6 feet; thence S. 58-52 W. 20.7 feet; thence N. 79-10 W. 197.3 feet to a point in the joint rear corner of Lots No. 107 and 108; thence with the line of Lot No. 107 S. 75-05 W. 263.9 feet to the point of beginning.

DERIVATION: Deed of Liberty Properties Corporation of South Carolina recorded December 30, 1971 in Deed Book 932 at Page 605.

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).