

1517-850

State of South Carolina

FILED
GREENVILLE CO. S. C.

Mortgage of Real Estate

County of GREENVILLE

SEP 26 3 46 PM '80

THIS MORTGAGE made this 25th day of September, 1980

by Joe G. Thomason and Bob R. Janes

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is Bankers Trust Plaza, 7 North Laurens Street, Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, Joe G. Thomason and Bob R. Janes are indebted to Mortgagee in the maximum principal sum of Fifteen Thousand and no/100 Dollars (\$ 15,000.00), which indebtedness is evidenced by the Note of Joe G. Thomason and Bob R. Janes 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 25, 1987 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 \$ 15,000.00 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:

TRACT 1:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being located on the southeastern side of Rangeview Drive and also being known and designated as Lot 20 on Plat of property of White Horse Heights, said plat being prepared by C. E. Jones, dated December 20, 1952 and recorded in the R.M.C. Office for Greenville County in Plat Book BB, at Page 135 and having metes and bounds as shown thereon.

The within property is the identical property conveyed to the Mortgagors herein by deed of Clarence William Gregory and Rebecca F. Gregory dated August 21, 1980 and which said deed was recorded on August 27, 1980 in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1132, at Page 36.

TRACT 2:

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 91 and a stip approximately 10-feet in width adjacent thereto (being a portion of Lot 139) as shown on plat of Woodfields Subdivision being recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book P, at Pages 138 and 139, and having according to a more recent survey prepared for Charles Garfield Koermer and Judith Ann E. Koermer by R.B. Bruce, R.L.S., of Carolina Surveying Company on the 29th day of November, 1977, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Brook Forest Drive, joint front corner Lots Nos. 91 and 91A, and running thence with the northeastern side of Brook Forest Drive, N. 51-40 W. 100 feet to an iron pin; thence continuing with Brook Forest Drive as it intersects with Hillside Lane, N. 6-40 W. 36.2 feet to an iron pin on the southeastern side of Hillside Lane; thence with Hillside Lane, N. 34-45 E. 75 feet to an iron pin at joint corner of Lots 91 and 139; thence continuing with Hillside Lane, N. 28-12 E. 10 feet to an iron pin; thence S. 67-20 E. 138 feet to an iron pin; thence, S. 38-20 W. 10.1 feet to an iron pin joint rear corner lots Nos. 91 and 91A; thence with joint rear of said Lots, S. 38-20 W. 136.8 feet to an iron pin on the northeastern side of Brook Forest Drive, the point of Beginning.

(Description continued on attached page)

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).

STATE OF SOUTH CAROLINA
RECORDED
INDEXED
DOCUMENTS

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