

State of South Carolina

FILED
GREENVILLE CO. S.C.

BOOK 1522 PAGE 815

County of Greenville

OCT 31 11 01 AM '80
DONNA TANKERSLEY
R.M.C.

Mortgage of Real Estate

THIS MORTGAGE made this 27th day of October, 19 80.

by Gary R. Watkins and Jennifer K. Watkins

(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, Gary R. Watkins and Jennifer K. Watkins is indebted to Mortgagee in the maximum principal sum of Twelve Thousand and no/100 Dollars (\$ 12,000.00), which indebtedness is evidenced by the Note of Mini and Micro Supplies, Inc. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is eight 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 \$ 12,000.00 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:

ALL those pieces, parcels or lots of land situate, lying and being on the northwestern side of Regent Drive, in Paris Mountain Township, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 56 and 57 of a subdivision known as Edgefield and having, in the aggregate, according to a plat of said subdivision, prepared by Piedmont Engineering Service, dated March 1957, revised September 1957, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book NN, Page 195, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Regent Drive at the joint front corner of Lots Nos. 55 and 56 and running thence with the line of Lot No. 55, N. 49-15 W. 213.5 feet to an iron pin; thence S. 42-47 W. 127.6 feet to an iron pin in the rear line of Lot No. 57; thence S. 35-29 W. 72.9 feet to an iron pin at the joint rear corner of Lots Nos. 57 and 58; thence with the line of Lot No. 58, S. 49-15 E. 210.9 feet to an iron pin on the northwestern side of Regent Drive; thence with the northwestern side of Regent Drive, N. 40-45 E. 200 feet to the point of beginning.

Derivation: Deed Book 1125, Page 184 Wilmer H. Fann et. al 5/5/80

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STATE OF SOUTH CAROLINA
DOCUMENTARY TAX STAMP
OCT 31 1980 \$ 4.80

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).

EX 11 0.80

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