

State of South Carolina

County of GREENVILLE

FILED
GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

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Mortgage of Real Estate

THIS MORTGAGE made this 12th day of January, 1981,

by Herbert J. Cason, Jr. and Barbara L. Cason

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

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

WITNESSETH:

THAT WHEREAS, Herbert J. Cason, Jr. and Barbara L. Cason is indebted to Mortgagee in the maximum principal sum of Two thousand nine hundred thirty five and 07/100 Dollars (\$ 2,935.07), which indebtedness is evidenced by the Note of Herbert J. Cason, Jr. and Barbara L. Cason of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is January 12, 1985 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 \$ 2,935.07 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 lot of land with the buildings and improvements thereon, situate on the West side of Monteith Circle near the City of Greenville, in Greenville County, S. C., shown as a portion of Lots 10 and 11, as shown on plat of property of O. Y. Brownlee, et al, made by Pickell & Pickell, Engineers, February 16, 1946, recorded in the RMC Office of Greenville County, S. C. in Plat Book "Q" at Page 164, and having, according to said plat the following metes and bounds to wit:

Beginning at an iron pin on the West side of Monteith Circle in the front line of Lot 11, said point being located 6.3 feet north from the joint front corner of Lots 10 and 11; thence along the West side of Monteith Circle N. 28-47 W. 58.7 feet to an iron pin; thence S. 64-10 W. 187.7 feet to an iron pin; thence S. 28-06 W. 40 feet to an iron pin; thence along the line of Lot 10, N. 74-38 E. 122.9 feet to an iron pin; thence S. 83-58 E. 36.7 feet to an iron pin; thence N. 62-00 E. 29.1 feet to an iron pin; thence N. 66-00 E. 38.5 feet to an iron pin on the West side of Monteith Circle, the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of Brenda Ilda Jansons, dated September 16, 1977 and recorded in Deed Book 1065 at Page 10 in the RMC Office of Greenville County.

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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).

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