

Mortgage of Real Estate

County of GREENVILLE

FILED  
FEB 17 2 43 PM '81  
DONNE BANKERSLEY  
R.M.C.

THIS MORTGAGE made this 19th day of February, 1981

by R. T. Sexton

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 8, Simpsonville, South Carolina 29681

WITNESSETH:

THAT WHEREAS, R. T. Sexton is indebted to Mortgagee in the maximum principal sum of ELEVEN THOUSAND and NO/100----- Dollars (\$ 11,000.00 ), which indebtedness is evidenced by the Note of R. T. Sexton of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is Seventy-two 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 \$ 11,000.00 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 that lot of land in Austin Township, on the Northern side of Perry Street, near the Town of Simpsonville, and being shown as Lot No. 12 on Plat of property of J. R. and G. R. Richardson, made by W. J. Riddle in April 1947, and recorded in Plat Book Q at Page 159, and described as follows:

BEGINNING at a stake on the Northern side of Perry Street, at corner of lot no. 13, and running thence with the line of said lot N. 19-45 W. 290.45 feet to a stake; thence N. 70-30 E. 90 feet to a stake at corner of lot no. 11; thence with the line of said lot, S. 19-45 E. 290.2 feet to a stake on Perry Street; thence with the Northern side of Perry Street, S 70-15 W. 90 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of J. R. Richardson June 13, 1950, recorded June 16, 1950 in Deed Volume 411 at page 483, in the RMC Office for Greenville County, S.C.

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).

10804

4328 RV-2