

State of South Carolina )

1981 1531 109

Mortgage of Real Estate

County of Greenville )

THIS MORTGAGE made this 20th day of March 19 81

by Reginald T. Gwinn

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 867, Greer, S. C. 29651

WITNESSETH:

THAT WHEREAS, Reginald T. Gwinn is indebted to Mortgagee in the maximum principal sum of Fifteen Thousand Seven Hundred Fifty-nine and 32/100 Dollars (\$ 15,759.32 ), which indebtedness is evidenced by the Note of Reginald T. Gwinn of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is February 2, 1991 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 \$ 15,759.32 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:

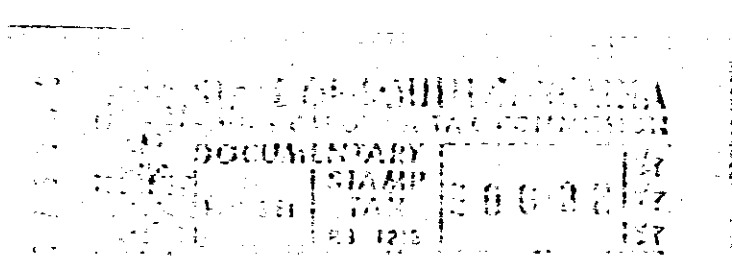
All that piece, parcel, or tract of land containing 4.82 acres, more or less, situate lying and being on the northerly side of Groce Meadow Road, near the City of Greer, County of Greenville, State of South Carolina, as shown on "Plat for G. Bert Ortiz" prepared by Webb Surveying & Mapping Co. dated January, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7V at Page 28, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a spike in or near the center of Groce Meadow Road at the joint front corner of the property herein described and property now or formerly of McArdle and running thence with the line of said McArdle property as follows: N. 28-52 W. 460 feet to an iron pin, N. 10-45 W. 400 feet to an iron pin, and N. 56-56 E. 120.15 feet to an iron pin in the line of property now or formerly of Bull; thence with the line of said Bull property as follows: S. 35-33 E. 547 feet to an iron pin and and S. 20-34 E. 309 feet to a spike in or near the center of Groce Meadow Road; thence with the center line of Groce Meadow Road S. 61-20 W. 260 feet to the point of beginning.

The within conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, affecting the above described property.

This being the same property conveyed to mortgagor herein by deed of G. Bert Ortiz and Estrellita D. Ortiz dated March 2, 1981 to be recorded herewith.

3 MR 381 328



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);

1010

4328 RV-2