

State of South Carolina

FILED)
GREENVILLE CO. S.C.

200:1541 PAGE 86

Mortgage of Real Estate

County of GREENVILLE

MAY 21 AM '81

THIS MORTGAGE made this 12th day of May, 1981

by Gary Jones, Louis Valente and John F. DeLeo, Jr.

(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 Jones, Louis Valente and John F. DeLeo, Jr. is indebted to Mortgagee in the maximum principal sum of Thirty-two thousand five hundred and 00/100- Dollars (\$ 32,500.00), which indebtedness is evidenced by the Note of Gary Jones, Louis Valente and John F. DeLeo, Jr., of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 180 days 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 \$ 32,500.00 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 piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina situate on East North Street in the City of Greenville as will appear by reference to that Plat prepared by Carolina Surveying Company dated May 11, 1981, and recorded in the RMC Office of Greenville County in Plat Book at Page and being more particularly described as follows:

BEGINNING at a point on the southern side of said Street at the east corner of the intersection of said Street with an 8 foot alley which point is 62 feet east of the intersection of Pettigru Street and East North Street and runs thence along the east side of said alley S. 9-13 E. 115.5 feet to an iron pin; thence S. 73-48 E. 65 feet to an iron pin or near Richland Creek; thence N. 38-38 W. 35.8 feet to an iron pin; thence N. 19-31 W. 124.5 feet; thence N. 35-45 W. 9 feet to East North Street; thence along said Street S. 70-04 W. 60 feet to the beginning corner. Less however, such portion of the within described property as may have been conveyed by C. E. Seawright by virtue of a boundary line agreement recorded in Deed Book 329 at Page 109 in the RMC Office for Greenville County.

GCTO This property is conveyed subject to any easements, restrictions and rights-of-way of record and on the ground affecting said property.

-----3 MY1381 346 This is the same property conveyed to Mortgagor by deed of even date, by Michel A. Vanderkerkhove.

STATE OF SOUTH CAROLINA
RECORDS & CLERK
GREENVILLE COUNTY
DOCUMENTARY
STAMP
TAX
\$ 13.00

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);

S. O. C. T.

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