

GREENVILLE S.C.
NOV 23 AM '81
DORR BANKERSLEY
R.M.C.

Mortgage of Real Estate

County of

THIS MORTGAGE made this 16th day of November 16, 1981.

by Ronnie E. Davis

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

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

WITNESSETH:

THAT WHEREAS, Ronnie E. Davis is indebted to Mortgagee in the maximum principal sum of Seventeen thousand and no/100 Dollars (\$ 17,000.00), which indebtedness is evidenced by the Note of Ronnie E. Davis of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is November 16, 1989 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 \$ 17,000.00 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 40 on a plat entitled "Old Mill Estates", prepared by J. Q. Bruce, Surveyor, recorded in the RMC Office for Greenville County in Plat Book 000, page 159 on September 14, 1967, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in Edwards Road and running thence with the right of way for Mill Pond Court, N. 60-00 E., 180 feet to an iron pin; thence turning and running with the joint line of Lots Nos. 40 and 39 S. 27-02 E., 110 feet to an iron pin at the joint rear corner of Lots Nos. 40 and 41; thence turning and running with the joint line of Lots Nos. 40 and 41, S. 60-28 W., 184.3 feet to an iron pin on Edwards Road; thence running with the right of way for Edwards Road N. 30-08 W., 39.4 feet to an iron pin in Edwards Road; thence still with the right of way for Edwards Road, N. 22-22 W., 72.1 feet to an iron pin, the point of beginning.

This is the same property conveyed to the above named mortgagor by deed of B.T.M. Corporation, recorded in the RMC Office for Greenville County in Deed Book 988, at page 307 on November 15, 1973.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
NOV 23 1981
TAX
\$ 06.80

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).

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