

Mortgage of Real Estate

County of

THIS MORTGAGE made this 21st day of October, 1981

by Donald D. Launius

(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, South Carolina, 29602

WITNESSETH:

THAT WHEREAS, Donald D. Launius is indebted to Mortgagee in the maximum principal sum of Fourteen Thousand and no/100 Dollars (\$ 14,000.00), which indebtedness is evidenced by the Note of ... of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is ... 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 \$ 14,000.00 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, near the Town of Fountain Inn, in the State of South Carolina, containing 6.11 acres, according to a plat of property of Russell (Jack) Boyd, prepared by C. O. Riddle, Surveyor, dated August 23, 1961, and recorded in the RMC Office for Greenville County in Plat Book FFF, Page 88, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of Babbtown Road, joint front corner with property formerly of Frank S. Leake, Sr., and running thence with the line of said Leake Tract S. 78-26 E., 734.5 feet to an iron pin; thence along line of H. A. Rodgers S. 80-33 E., 245 feet to a metal fence post; thence along the line of Etta G. Dean S. 53-01 W., 275.5 feet to a 12" concrete pipe; thence N. 67-07 W., 552.4 feet to a point in the center of Babbtown Road; thence continuing with the center of said Road N. 23 W., 76.56 feet to the point of beginning.

ALSO:

ALL that lot of land in the said State and County adjoining the tract described above containing 6.11 acres on the southerly side, and containing 1.42 acres, according to a plat of Property of Russell (Jack) Boyd by C. O. Riddle, Surveyor, dated March 21, 1963, and recorded in the RMC Office for Greenville County in Plat Book EE, Page 203, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Babbtown Road, joint corner with the tract described above, and running thence along the line of said tract, N. 67-07 E., 552.4 feet to a 12" concrete pipe; thence S. 89-32 E., 67.4 feet to an iron pin; thence S. 57-12 W., 59.1 feet to an iron pin; thence S. 32-56 W., 188 feet to an iron pin on the line of Etta G. Dean; thence S. 74-31 W., 406.7 feet to a nail in the center of Babbtown Road; thence with the center of said Road N. 21-04 W., 90 feet to the point of beginning.

LESS HOWEVER:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, near the Town of Fountain Inn, on the northeastern side of Putnam Road (formerly Babbtown Road) and being a portion of Property of Russell (Jack)

SEE ATTACHED

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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