

State of South Carolina

GREENVILLE S.C.

BOOK 1562 PAGE 365

County of GREENVILLE

JAN 25 10 AM '82
COUNTY CLERK
GREENVILLE S.C.

Mortgage of Real Estate

THIS MORTGAGE made this 25th day of January, 1982.

by Neela Vakharia

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

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

WITNESSETH:

THAT WHEREAS, Neela Vakharia is indebted to Mortgagee in the maximum principal sum of Thirty Five Thousand and No/100 Dollars (\$ 35,000.00), which indebtedness is evidenced by the Note of Neela Vakharia of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is January 25, 1990 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 \$ 35,000.00 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 in Chick Springs Township, County of Greenville, State of South Carolina, located about one mile West from Greer, S.C. on the Southeast side of Boxwood Lane and being shown and designated as Lot No. 75 on plat entitled "King Acres" made by John A. Simmons, Surveyor, dated August 10, 1963, and recorded in Plat Book "YY" at Page 153, Greenville County RMC Office, fronting on Boxwood Lane 104.3 feet, having a rear of 105 feet, a depth of 160 feet along line of Lot 74 and a depth of 168.1 feet along Lot No. 76. Reference is hereby made to said plat for a more complete description as to metes and bounds.

This being the same property conveyed to Mortgagor by deed of James A. McGaughy dated January 19, 1971 and recorded January 20, 1971 in the RMC Office for Greenville County in Deed Book 907 at Page 5, and also by deed of Indu Vakharia dated October 3, 1978 and recorded October 9, 1978 in the RMC Office for Greenville County in Deed Book 1089 at Page 549.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
JAN 25 1982

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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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