

State of South Carolina

BOOK 1570 PAGE 89

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 13th day of May, 19 82.

by Charles Howard Wardlaw and Martha Jean Wardlaw

(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, Charles Howard Wardlaw and Martha Jean Wardlaw is indebted to Mortgagee in the maximum principal sum of Thirteen Thousand and no/100----- Dollars (\$13,000.00), which indebtedness is evidenced by the Note of Charles Howard Wardlaw and Martha Jean Wardlaw of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is May 13, 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 \$-----, 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 with all buildings and improvements thereon situate, lying and being on the easterly side of Jasper Drive in Greenville County, South Carolina being known and designated as Lot No. 210 as shown on a plat entitled AUGUSTA ACRES made by Dalton & Neves dated 1946 recorded in Plat Book S at Page 201, reference to said plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the mortgagors by deed of William J. Cooley, Jr. recorded June 1, 1976 in Deed Book 1037 at Page 159.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
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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);