

County of GREENVILLE

Mortgage of Real Estate

THIS MORTGAGE made this 12th day of July, 1982,

by George W. Bryans, Jr. and Mary S. Bryans

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

BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as "Mortgagee"), whose address is

P.O. Box 867, Greer, South Carolina 29651

WITNESSETH:

THAT WHEREAS, George W. Bryans, Jr. and Mary S. Bryans is indebted to Mortgagee in the maximum principal sum of Four Thousand nine Hundred Forty Two and 38/100 Dollars (\$ 4,942.38), which indebtedness is evidenced by the Note of George W. Bryans, Jr. and Mary S. Bryans of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 84 months 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 \$ 4,942.38, 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 parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, City of Greer, on the North side of Oakland Avenue (formerly Old Chisk Springs Road), designated as Lot No. 2 on a plat of property of the W.H. Carlton Estate, prepared by H.S. Brockman, Surveyor, dated March 23, 1944, recorded in Plat Book N at page 187, and according to said plat having the following metes and bounds:

BEGINNING at a point on the North side of Oakland Avenue at the Southwest corner of Lot No. 1, and running thence with the line of Lot No. 1, N 19-08 E 176.8 feet to a point on line of (formerly) Earle Duncan Estate; thence with the line of Duncan Estate, N 76-00 W. 72.1 feet to a point in line of property of (formerly) Agnes Mitchell; thence with the line of Mitchell, S 17-04 W 181.5 feet to a point on the Northern edge of Oakland Avenue; thence therewith, S 88-20 E 68.9 feet to the point of beginning.

The above described property being identically the same conveyed to mortgagors herein by deed of Blair S. Wilson, recorded January 25, 1968, in Vol. 836 at page 563.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONN S. BANKERSLEY
REGISTER

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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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