

State of South Carolina

APR 20 4 14 PM '81

BOOK 1538 PAGE 744

County of GREENVILLE

DONNIE BANKERSLEY
R.M.O.

Mortgage of Real Estate

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

by Theodore A. Manios, Frank P. Guarino, Bridgett O. Guarino, Boyce F. Gregory, Jr., Annette G. Gregory
(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, T.B.F., Inc.

is indebted to Mortgagee in the maximum principal sum of Two Hundred Thousand and No/100-----
Dollars (\$200,000.00), which indebtedness is evidenced by the Note of T.B.F., Inc. due date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is on demand 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 \$ 200,000.00 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 located in the State of South Carolina, County of Greenville, in Fairview Township, being known as Tract #4, and according to a plat of property of James Moncrief, et al. recorded in Plat Book YY at Page 59, having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the middle of a County Road, S. 60-59 W. 1100.8 feet more or less to an iron pin; thence N. 52-46 W. crossing a branch 291.6 feet to an iron pin; thence S. 5-12 W. 823.8 feet to a stone; thence N. 73-03 W. 800 feet to an iron pin; thence N. 9-53 E. 155 feet crossing and recrossing a branch; thence continuing crossing and recrossing branch N. 18-6 W. 332.4 feet to an iron pin; thence N. 6-42 E. 198 feet to an iron pin; thence N. 5-56 W. 200 feet to an iron pin; thence N. 18-00 E. 237 feet to an iron pin; thence S. 75-23 E. 51.3 feet to an iron pin; thence S. 52-46 E. 137.6 feet to an iron pin; thence N. 29-32 E. 284.2 feet to an iron pin; thence N. 29-44 E. 660.8 feet to an iron pin; thence N. 44-50 E. 106.3 feet to an iron pin; thence N. 39-06 E. 859.5 feet more or less to an iron pin in the center of a County Road; thence with the center of County Road, S. 25-08 E. 1590.5 feet more or less to an iron pin in the center of said County Road; thence continuing with County Road S. 25-19 E. 330.8 feet to point of beginning, less, a tract of land conveyed to Gloria R. Manios as follows:

ALL that piece, parcel or lot of land located in the State of South Carolina, County of Greenville, in Fairview Township, being known as a portion of Tract No. 4 as shown on a plat of property of James Moncrief, et al. recorded in Plat Book YY at Page 56, and according to a plat entitled "Property of Louis G. Manios, by C.O. Riddle, dated February, 1975, having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the middle of Hillside Church Road and running down middle of said Road N. 25-08 W. 200 feet to an iron pin; thence running S. 64-52 W. 800 feet to an iron pin; thence N. 25-08 W. 200 feet to an iron pin; thence S. 64-52 W. 326.7 feet to an iron pin; thence S. 25-08 E. 400 feet to an iron pin; thence N. 64-52 E. 1126.7 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagor, Theodore A. Manios by deed of Louis G. Manios as recorded in Deed Book 1121 at Page 638, in the RMC Office for Greenville, S.C. on March 5, 1980.

THIS IS A SECOND MORTGAGE
~~Continued on next sheet~~

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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