

Mortgagee's mailing address: P. O. Box 608, Greenville, S. C. 29602  
State of South Carolina

BOOK 1538 PAGE 801

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Mortgage of Real Estate

County of GREENVILLE JOHN C. TENNER, SHERIFF  
R.M.C.

THIS MORTGAGE made this 20th day of April, 1981

by Rey's Jewelers, Inc.

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 608, Greenville, South Carolina, 29602

WITNESSETH:

THAT WHEREAS, Charles S. Reyner is indebted to Mortgagee in the maximum principal sum of Twenty Six Thousand Five Hundred and 00/100 Dollars (\$ 26,500.00 ), which indebtedness is evidenced by the Note of Charles S. Reyner of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is one year 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 \$ 26,500.00 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 certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, being known and designated as Lot No. 9 of a subdivision of the property of Richard F. Watson, Jr. and Evelyn P. Watson as shown on a preliminary plat thereof prepared by Piedmont Engineers and Architects, and having, according to a plat entitled "Property of Robert J. Edsall and Christine S. Edsall" prepared by Piedmont Engineers and Architects, October 21, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern edge of Darien Way, the joint front corner of Lots Nos. 8 and 9; and running thence along the joint line of said lots, S. 11-55 W. 273.2 feet to an iron pin on the rear line of Lot No. 5; thence along the line of that lot, N. 74-20 W. 45.2 feet to an iron pin at the joint rear corner of Lots Nos. 5 and 4; thence along the rear line of Lot No. 4, N. 86-08 W. 179.3 feet to an iron pin at the rear corner of Lot No. 10, now the property of William R. Donahoo, Jr., et al.; thence along the line of that lot, N. 6-30 E. 288.2 feet to an iron pin on the southern edge of Darien Way, thence along the southern edge of Darien Way, S. 79-56 E. 250.0 feet to the beginning corner.

This mortgage is junior and inferior to the lien of that certain mortgage in the sum of \$40,000.00 executed on this date by the mortgagor herein to Richard D. Mitchell and Martha Elisabeth Mitchell, to be recorded herewith.

This is the same property conveyed by Deed of Richard D. Mitchell, et al in Deed Book 1146 page 663 on April 21, 1981.

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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