

Mortgage of Real Estate

County of GREENVILLE

RECORDED
JUL 28 AM '82
S.C.

THIS MORTGAGE made this 21 day of July, 1982

by Thomason and Janes Real Estate Inc.

(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, Joe G. Thomason and Bob R. Janes is indebted to Mortgagee in the maximum principal sum of Fifteen Thousand and no/100 Dollars (\$ 15,000.00), which indebtedness is evidenced by the Note of Joe G. Thomason and Bob R. Janes of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 60 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 \$ 15,000.00, 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 certain piece, parcel or lot of land situate, lying and being on the easterly side of Central Street, now known as Briarcliff Drive in the City of Greenville, Greenville County, South Carolina in East Overbrook Subdivision and being shown as lot no. 11 on a plat entitled PROPERTY OF W. E. PHELPS made by C. M. Furman, Jr. recorded in Plat Book F at Page 46 in the R.M.C. Office for Greenville County, South Carolina and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Central Street (now known as Briarcliff Drive) corner of lot no. 13, which pin is 240 feet N. 43-45 E. from the intersection of Westview Road and Central Street, and running thence with line of lot no. 13, S. 36-38 E. 199 feet to a stake on 15 foot alley; thence N. 42-35 E. with said alley, 60 feet to a stake, corner of lot no. 10; thence with the line of lot no. 10, N. 36-38 W. 199 feet to stake in Central Street; thence with Central Street, S. 43-45 W. 60 feet to the beginning corner.

The above described property is the same property conveyed to the mortgagor by deed of Nadine Chamblee recorded July 30, 1981 in deed book 1152 page 602 and by deed of Nadine Chamblee recorded April 15, 1982 in deed book 1165 page 373.

RECORDED JUL 21 1982

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
JUL 21 1982
\$ 00.00

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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