

State of South Carolina

1539 191

Mortgage of Real Estate

County of GREENVILLE

FILED
S. C.

THIS MORTGAGE made this 28th day of April 1981

by James D. Gardner

(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.

WITNESSETH:

THAT WHEREAS, James D. Gardner is indebted to Mortgagee in the maximum principal sum of Eleven Thousand Four and 44/100 Dollars (\$ 11,004.44), which indebtedness is evidenced by the Note of James D. Gardner of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is seven (7) years 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 \$ 11,004.44 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 lot or tract of land situated, lying and being in the County of Greenville, State of South Carolina, and better known and designated as Lot No. 308 on a plat of property of Colonia Company, made by Dalton & Neves, February, 1938, and recorded in the RMC Office for Greenville County, S.C., in Plat Book "J" at Pages 4 and 5 to which said plat and the record thereof reference is hereby made for a more definite description of said lot above referred to.

THIS being the same property conveyed to the mortgagor herein by deed of Jessie Lee Tucker as recorded in Deed Book 1147 at Page 101, in the RMC Office for Greenville County, S.C., on April 29, 1981.

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