

State of South Carolina

FILED GREENVILLE CO. S. C.

BOOK 1550 PAGE 246

AUG 16 12 13 PM '81

DONNIE TANKERSLEY R.M.C.

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE made this 14th day of August, 19 81

by Dollie May Pruitt and Kenneth W. Clark

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

(hereinafter referred to as "Mortgagee"), whose address is 101 N. Main Street, Greer, S. C. 29651

WITNESSETH:

THAT WHEREAS, Mortgagor

is indebted to Mortgagee in the maximum principal sum of Six Thousand Eight Hundred Eighty Three and 16/100 Dollars (\$6,883.16), which indebtedness is evidenced by the Note of Mortgagor 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 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 \$ 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 situated on the south side of Jame Street, in the City of Greer, Chick Springs Township, County and State aforesaid, designated as LOT NO. 47 of the Mrs. B. A. Wood Estate, according to survey and plat by H. S. Brockman surveyor, dated June 22, 1935, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on James Street, northwestern corner of said lot and corner of Lot No. 46, and runs thence with line of Lot No. 46, S. 13-00 E. 175 feet to a stake; thence N. 77-16 E. 59 feet to a stake on corner of Lot No. 48; thence N. 1-29 E. 173.6 feet to a stake on James Street; thence along the edge of said street, N. 88-31 W. 27 feet; thence S. 77-00 W. 76 feet to the beginning corner.

This is the same property conveyed to Z. Vance Pruitt by deed of J. L. Barbare, recorded in Deed Book 315, at page 193, RMC Office for Greenville County on 7-10-47.

Z. Vance Pruitt died intestate on Oct. 2, 1952, leaving as his heirs at law, his wife, Dollie May Pruitt, and his children, Claude B. Pruitt, D. H. Pruitt and Bertha P. Clark, see Probate File No. 614-59, Probata Court for Greenville County. The children of Z. Vance Pruitt conveyed their interest in the above property to Dollie May Pruitt by deed dated Nov. 18, 1952, recorded Dec. 3, 1952, in Deed Book 467 page 541, RMC Office for Greenville County.

Dollie May Pruitt conveyed a one half undivided interest to Kenneth W. Clark by deed to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
\$ 02.76
AUG 18 1981

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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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