

State of South Carolina

GR- 10 S.C.

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Mortgage of Real Estate

County of GREENVILLE

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THIS MORTGAGE made this 30th day of October, 1981

by S & L Investments, a Partnership

(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, S & L Investments, a Partnership is indebted to Mortgagee in the maximum principal sum of Forty Thousand Sixteen and 04/100 Dollars (\$ 40,016.04), which indebtedness is evidenced by the Note of S & L Investments, a Partnership of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is ten 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 \$ 40,016.04 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, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Ward Two of the City of Greenville, on the south side of East Avenue, and being the middle portion of Lots Nos. 46, 47, and 48 of a Subdivision known as Rowley Place as shown on Plat thereof, recorded in the Office of RMC for Greenville County in Plat Book C, at Page 5, and having the following metes and bounds:

BEGINNING at a stake on the south side of East Avenue at the northeast corner of lot now or formerly of Janie E. Todd, the said corner being 51 feet, 8 inches East of a 10 foot alley; running thence with the line of property now or formerly of Janie E. Todd, S. 21-45 E. 155 feet, more or less, to a stake on line of Lot No. 45; thence with line of Lots No. 45 N. 80 E. 51 feet, 8 inches to a stake; thence N. 21-45 W. about 155 feet to stake on East Avenue; thence with line of said East Avenue, S. 80 West 51 feet, 8 inches to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of Peter J. Sasso, Jr. and M. Leonard Ledford, as recorded in Deed Book 1138 at Page 234 on December 2, 1980.

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STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX \$ 18.04

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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