

State of South Carolina

1538 319

Mortgage of Real Estate

County of GREENVILLE

FILED  
S.C.  
DEC 21 PM '82  
W. W. WILKINS

THIS MORTGAGE is dated December 7, 19 82

THE "MORTGAGOR" referred to in this Mortgage is Paula S. Cook

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is Post Office Box 608, Greenville, South Carolina 29602

THE "NOTE" is a note from Harry F. Blumer, Paula S. Cook and Michael L. Cook to Mortgagee in the amount of \$13,500.00, dated December 7, 1982. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is December 1, 1990. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$13,500.00, plus interest, attorneys' fees, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to 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, about two miles south of Pelham, lying south from the Roper Mountain Road (formerly known as the Bennetts Bridge Road), being a lot cut out of the tract originally conveyed to Mrs. Mary E. Edward by deed from W. L. Ford dated April 5, 1940, recorded in the RMC Office for Greenville County in Deed Book 224 at page 366, and having the following metes and bounds, to-wit:

BEGINNING at an old stone and iron pin, joint rear corner of the lot conveyed to Tommie Berrier and runs thence with the Berrier line, N. 7-30 E. 327 feet to another old iron pin; thence a new line, N. 55-35 W. 96.5 feet to a nail and cap in the center of a new road; thence with the new road, S. 27-45 W. 140 feet to a bend; thence S. 34-45 W. 100 feet to a bend; thence S. 46-33 W. 100 feet to a nail and cap in the center of the said road at a point between the double culvert pipe; thence down a ditch as the line, S. 46-45 E. 146 feet to an iron pin on the northern side of the ditch and on the Hoke U. Maetze line; thence with this line, S. 88-15 E. 123 feet to the beginning corner, containing 1.32 acres, more or less.

This being the same property conveyed unto the Mortgagor herein by deed of Charles Darren Pruitt dated October 13, 1982 and recorded on November 9, 1982 in Deed Book 1176 at page 969, records of the RMC for Greenville County.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
DEC-1982 STAMP TAX \$5.40  
PS 11218

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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