

State of South Carolina

FILED)
GREENVILLE S.C.

Mortgage of Real Estate

301-1523-401

County of GREENVILLE AUG 30 3 40 PM '83

DONNIE W. WILKINSLEY

THIS MORTGAGE is dated August 29, 1983

THE "MORTGAGOR" referred to in this Mortgage is Gerald E. Saunders & Verla W. Saunders

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is _____

116 N.E. Main Street, Simpsonville, S.C. 29681

THE "NOTE" is a note from Gerald E. Saunders & Verla W. Saunders

to Mortgagee in the amount of \$ 10,000.00, dated August 29, 1983. 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 September 10, 1988. 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 \$ 10,000.00, 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 in Greenville County, State of South Carolina, being shown and designated as 1.59 acres, 2.41 acres and 5.0 acres on plat of property of B.F. Reeves, prepared by C.O. Riddle, dated January 13, 1973, revised 11-23-73, and 12-18-73, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in cul-de-sac at end of White Pine Drive, and running thence along other property now or formerly of B.F. Reeves, N.62-22W., 611.2 feet to an iron pin; thence continuing with Reeves property, N.12-15W., 797.1 feet to an iron pin; thence continuing with Reeves property, S.72-34W., 113.6 feet to an old iron pin in line of property now or formerly of the Town of Simpsonville; thence with said town property line, N.30-09E., 189.4 feet to an old iron pin; thence continuing with said town property line, N.42-55W., 161.4 feet to an iron pin in Horse Pin Creek in line of property, now or formerly, of P.E. Hughes Estate; thence with the center line of Horse Pin Creek, the meanders of which are N.19-53E., 156.5 feet to a point; thence N.24-40E., 300 feet to a point; thence N.19-36E., 158.9 feet to an iron pin; thence continuing with line, now or formerly, of P.E. Hughes Estate and leaving Horse Pin Creek, N.86-36E., 335.4 feet to an iron pin and stone; thence with line of property, now or formerly of H.W. and Lallie G. Johnson, S.1-25W., 801.8 feet to an iron pin; thence continuing with Johnson line, S.86-36W., 377.8 feet to an iron pin; thence with the line of Johnson & Reeves, S.12-15E., 778.24 feet to an iron pin; thence with other line of B.F. Reeves, S.62-22E., 587.8 feet to an iron pin in cul-de-sac of White Pine Drive; thence with the curve of said cul-de-sac, the chord of which is S.27-38W., 50 feet to the beginning corner. The 1.59 acre tract is shown as a 50 foot strip on said plat.

This being the same property conveyed to the mortgagors herein by deed of B.F. Reeves dated July 15, 1977. Said deed was recorded in the RMC Office for Greenville County, S.C., on July 19, 1977, in Deed Book 1060, at page 809.

This mortgage is junior and subordinate in lien to that mortgage given by the mortgagors herein to Heritage Federal S&L Association in the original amount of \$15,000.00. Said mortgage being recorded in the RMC Office for Greenville County, S.C., in Real Estate Mortgage Book 1527, at page 601.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
\$ 04.00
AUG 30 1983

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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1527-601