

116 N. E. Main Street, Simpsonville, S.C. 29681
State of South Carolina

FILED)
GREENVILLE S.C.

300-1628 43488

Mortgage of Real Estate

County of GREENVILLE Oct 6 12 09 PM '83

THIS MORTGAGE is dated September 28, 19 83

THE "MORTGAGOR" referred to in this Mortgage is Thomas P. Hips a/k/a T.P. Hips

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is 116 N. E. Main Street, Simpsonville, South Carolina 29681

THE "NOTE" is a note from Thomas P. Hips a/k/a T.P. Hips to Mortgagee in the amount of \$ 7,000.00, dated September 28, 19 83. 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 10, 19 90. 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 \$ _____, 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 and parcel or lot of land in Greenville County, State of South Carolina being known and designated as Lot 39 of Plat of S.T. Holland property prepared by J.R. Bruce, RLS and recorded in R/C Office in Greenville County Plat Book 'W', Page 103. Reference to said Plat being hereby craved for a more complete metes and bounds:

This being a portion of that property conveyed to the Mortgagor herein by deed of J.R. Bruce dated December 17, 1949 recorded December 21, 1949 in Deed Volume 398 at Page 343

OFFICE OF SOI
SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
PB. 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);

