

State of South Carolina

County of Greenville

GREENVILLE S.C.

NOV 14 11 19 83

NOVEMBER 11 1983

Mortgage of Real Estate

THIS MORTGAGE is dated

A.M.

November 11 1983

THE "MORTGAGOR" referred to in this Mortgage is

Maynard R. Emery

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

1322 W. Poinsett St. (P. O. Box 867) Greer, SC 29652

THE "NOTE" is a note from Maynard R. Emery

to Mortgagee in the amount of \$ 10,000.00, dated November 11, 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 November 15, 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 \$ 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 of that certain piece, parcel or tract of land in Highland Township, Greenville County, State of South Carolina, containing 6.93 acres, being located on Highland Drive (formerly New Factory Road) and having the following metes and bounds according to plat entitled Survey for Maynard R. Emery, prepared by James V. Gregory, R. L. S., on October 18, 1983, and said plat being recorded in the R. M. C. Office for Greenville County in Plat Book 10-E at page 1: BEGINNING at nail in oap in center of Highland Drive, joint front corner with property of Randy T. Emery, and running thence with the center of Highland Drive, N. 4-26 W. 86.5 feet to nail in oap; thence continuing with the center of Highland Drive, N. 2-11 W. 200 feet to nail in oap in center of Highland Drive; thence continuing with the center of Highland Drive, N. 5-22 E. 100 feet to nail in oap in the center of Highland Drive; thence continuing with the center of Highland Drive, N. 17-37 E. 100 feet to nail in oap in the center of Highland Drive; thence continuing with the center of Highland Drive, N. 23-23 E. 300 feet to nail in oap in the center of Highland Drive; thence with line now or formerly of Odom, S. 38-42 E. 915.83 feet to iron pin; thence with line of Randy T. Emery, S. 86-40 W. 718.29 feet to the beginning corner.

The above described property is the same property conveyed this date to the mortgagor by deed of Winfred Marshall Peace, to be recorded herewith.

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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