

Mortgage of Real Estate

County of GREENVILLE

GR... JUL 12 2 50 PM '84

THIS MORTGAGE is dated July 12, 1984

THE "MORTGAGOR" referred to in this Mortgage is Arthur M. Welling and Sandra Jean Welling.

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 608, Greenville, S. C. 29602

THE "NOTE" is a note from Arthur M. Welling to Mortgagee in the amount of \$49,000.00, dated July 12, 1984. 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 July 15, 1989. 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 \$49,000.00, 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 the State of South Carolina, County of Greenville, containing 6.34 acres, more or less, being shown on plat entitled "Property of Arthur M. Welling" prepared by T.H. Walker, RLS 3182, dated October 7, 1978 and recorded in Plat Book 6-Y at Page 62 of the RMC Office for Greenville County and having metes and bounds as shown thereon.

This being the same property acquired by the Mortgagor by deed of Earl Wayne Parnell dated January 5, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1094 at Page 941 and the same property acquired by Sandra Jean Welling by deed of Arthur M. Welling dated April 12, 1979 conveying one-half interest in said property as recorded in the RMC Office for Greenville County in Deed Book 1160 at Page 902.

STATE OF SOUTH CAROLINA DOCUMENTARY TAX COMMISSION STAMP JUL 13 1984 TAX \$14.70

GCFO JUL 13 1984 043

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);