

Bankers Trust  
Box 608  
Greenville, S.C. 29602  
State of South Carolina

16(13) 829

Mortgage of Real Estate

County of Greenville

FILED  
GREENVILLE, S.C.  
APR 26 4 47 PM '83  
DONNIE S. WENSLEY  
REC'D

THIS MORTGAGE is dated \_\_\_\_\_, 19 83

THE "MORTGAGOR" referred to in this Mortgage is H. Brent Fortson and Jeanne J. Fortson

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

THE "NOTE" is a note from H. Brent Fortson and Jeanne J. Fortson  
to Mortgagee in the amount of \$ 33,900.00, dated April 20, 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 April 15, 19 91. 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 \$ 33,900.00, 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:

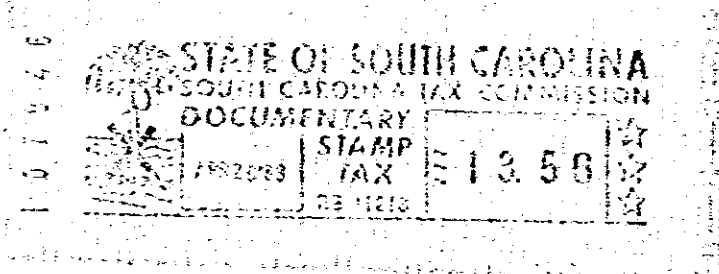
ALL that certain piece, parcel or lot of land located in the County of Greenville, State  
of South Carolina, being known and designated as Lot 20, Section F of Gower Estates  
according to a plat recorded in the RMC Office for Greenville County in Plat Book JJJ at  
Page 99 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Charlbury Street at the joint front corner of Lots 19 and 20  
and running thence along Lot 19 N. 70-04 E. 179.1 feet to an iron pin; thence N. 19-5 W.  
110 feet to an iron pin; thence S. 70-04 W. 179.3 feet to an iron pin on the east side  
of Charlbury Street; thence along Charlbury Street S. 19-56 E. 110 feet to the point of  
beginning.

Being the same property conveyed to the mortgagor herein by deed of Robert L. Jetton,  
said deed being dated December 10, 1973 and recorded in the RMC Office for Greenville  
County in Deed Book 990 at Page 408.

This mortgage is junior to the lien of that certain mortgage heretofore given to  
Fidelity Federal Savings and Loan Association (now American Federal Savings and Loan  
Association) said mortgage being dated September 15, 1977 and recorded in the RMC Office  
for Greenville County and mortgage book 1409 at page 973.

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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);