

State of South Carolina

FILED
GREENVILLE
AUG 26 4 48 PM '83
DONNIE S. ... SLAY
R.M.C.

BOOK 1023 PAGE 19

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE is dated August 25, 19 83

THE "MORTGAGOR" referred to in this Mortgage is Ruth K. Brown

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 Ruth K. Brown to Mortgagee in the amount of \$ 6,807.04, dated August 25, 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 August 15, 19 88. 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 \$ 6,807.04, 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 piece, parcel or tract of land lying, being and situate in the County and State aforesaid, Austin Township, about four miles East of the Town of Simpsonville on the Northwestern side of a public road leading from Simpsonville to Clear Springs Church, adjoining lands of the said Clear Springs Church and D. D. Hughes, and containing 1.25 acres, more or less. According to a survey made by E. E. Gary, Surveyor, on January 11, 1947, the said lot of land begins in the center of the road leading from Simpsonville to Clear Springs Baptist Church at the Hughes corner and runs thence along the line of the said D. D. Hughes N. 28 E. 8.70 to corner in the center of the road leading to the Clear Springs Cemetery; thence down road S. 74-1/2 E. 2.81 to a point in junction of the roads meeting in front of Clear Springs Church; thence along the road leading to Simpsonville S. 44-1/4 W. 10.00 to the beginning corner.

This being the same property as received by mortgagor through the Estate of Milton W. Kerns, Probate Court for Greenville County, Apartment 1161, File 1, and by deed of Kathryn K. Chandler recorded in the R. M. C. Office for Greenville County in Deed Book 1195, Page 182, on Aug 26, 1983. The said Milton W. Kerns was conveyed said property by Wilton Lancaster, recorded in R.M.C. Office for Greenville County in Deed Book 548, Page 290, March 22, 1956.

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STATE OF SOUTH CAROLINA
GREENVILLE COUNTY TAX COMMISSION
DOCUMENTARY STAMP
AUG 26 1983 TAX \$ 02.76

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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