

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

GREENVILLE R.M.C.

THIS MORTGAGE is dated OCTOBER 27, 19 83.

THE "MORTGAGOR" referred to in this Mortgage is Anthony L. Bennett, Sr. and Susan S. Bennett

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is Post Office Box 867, Greer, South Carolina 29652

THE "NOTE" is a note from Anthony L. Bennett, Sr. and Susan S. Bennett to Mortgagee in the amount of \$ 3,749.18, dated October 27, 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 October 24, 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 \$ 3,749.18, 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 parcel or lot of land, situate, lying and being in the State of South Carolina, Cunty of Greenville, City of Greer on the east side of Poplar Drive, being shown as containing 0.34 acre on a plat of property prepared for George and Mozelle Morris, by Wolfe and Huskey, Surveyors, dated December 8, 1981, recorded in Plat Book 8-X at page 20, and according to said plat, having the following metes and bounds:

BEGINNING on an iron pin on the East side of Poplar Drive, corner of David Brannon property and running thence with the line of Brannon, S. 85-10 E. 157 feet to an iron pin, new corner; thence as a new line S.01-38 W. 95.2 feet to an iron pin; thence N. 84-00 W. 157 feet to an iron pin on the East side of Poplar Drive, thence therewith N. 01-30 E. 92 feet to the point of beginning. See also plat of property prepared for W. D. and Beulah S. Rumsey, recorded in Plat Book FF at page 444.

SAID property is conveyed subject to all rights of way, easements, protective covenants, and zoning ordinances, if any, of record or appearing on the property.

THIS conveyance is the identical property conveyed to Anthony L. Bennett, Sr. and Susan S. Bennett by deed of Martha Mozelle R. Morris on December 21, 1981 and recorded December 28, 1981 in Deed Book 1159 at page 993 in the R.M.C. Office for Greenville County.

This mortgage is junior to that certain real estate mortgage given by Anthony L. Bennett and Susan S. Bennett to Mozelle R. Morris on December 21, 1981 and recorded December 28, 1981 in Mortgage Book 1560 at page 577 in the R.M.C. Office for Greenville County in the original amount of \$20,000.00.

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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);

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