

State of South Carolina

1838 881

GREENVILLE S.C. Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE is dated December 7, 1983

THE "MORTGAGOR" referred to in this Mortgage is B and G Properties, a Partnership

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P.O. Box 509, Mauldin, South Carolina 29662

THE "NOTE" is a note from B and G Properties, a Partnership to Mortgagee in the amount of \$ 23,800.00, dated December 7, 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 December 7, 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 \$ 23,800.00, 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 3.71 acres, more or less, as shown on a plat prepared for Martha B. Phillips, by T. T. Dill, dated May 2, 1970, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Blind Tiger Bridge Road and running thence S. 55-15 W., 100 feet to an iron pin; thence S. 50-30 W., 250 feet to an iron pin; thence N. 40-00 W., 597 feet to an iron pin on Fowler line; thence N. 48-40 E., 189.5 feet to an iron pin; thence along the line of Burrell, S. 54-45 E., 633 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of P. Randall Bentley and Edward C. Case, of even date, to be recorded herewith.

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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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