

State of South Carolina

Mortgage of Real Estate VOL 1653 PAGE 61

County of GREENVILLE

FILED GREENVILLE CO., S.C.

THIS MORTGAGE is dated March 9, 1984

THE "MORTGAGOR" referred to in this Mortgage is Alfred E. Lamprecht and Betty J. Lamprecht.

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is 116 NE Main, Simpsonville, South Carolina 29681

THE "NOTE" is a note from Alfred E. Lamprecht and Betty J. Lamprecht to Mortgagee in the amount of \$ 6,000.00, dated March 9, 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 April 20, 1991. 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 \$ 6,000.00, 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 tract or lot of land being and situated in Greenville County, State of South Carolina and described as follows to-wit:

All that certain piece, parcel or tract of land in the County of Greenville, State of South Carolina, on Stenhouse Road, containing 1.52 acres, as shown on plat entitled "Property of Alfred E. Lamprecht and Betty J. Lamprecht", prepared by Freeland & Associates, to be recorded, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron nail in the center line of Stenhouse Road, 1132 feet, more or less, east of West Georgia Road running thence with the center line of Stenhouse Road, S. 69-15 E. 50 feet to a railroad spike; thence crossing iron nail 20 feet on bank, running thence S. 19-28 W. 563.47 feet to a point; thence with property now or formerly of Verdin N. 56-55 W. 288.19 feet to a point; thence with property now or formerly of Lamprecht N. 26-30 E. 26 E. 211.89 feet to an iron nail; thence still with property now or formerly of Lamprecht N. 19-28 E., crossing iron nail back on bank at 20 feet, 355.67 feet to a point of beginning.

The within is a portion of that property heretofore conveyed to Alfred E. Lamprecht and Betty J. Lamprecht by deed of Edith M. Hellams, recorded Feb. 9, 1979, RMC Office for Greenville County, South Carolina, in Deed Book 1096, at page 710.

This mortgage is second and junior in lien to mortgage in favor of Jim Walter Homes, Inc. in the original amount of \$41,882.40, recorded January 13, 1984 in Mortgage Volume 1643 at page 748

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX MAR 21 1984 \$ 02.40

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);

0.06

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