

Mortgage of Real Estate

County of GREENVILLE

APR 3 4 25 PM '84

THIS MORTGAGE is dated March 27, 1984

THE "MORTGAGOR" referred to in this Mortgage is BILL G. SMITH

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 608, Greenville, SC 29602

THE "NOTE" is a note from BILL G. SMITH and KAY FRANCES SMITH to Mortgagee in the amount of \$12,008.84, dated March 27, 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 Feb. 27, 1992. 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 \$12,008.84, 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 situate, lying and being in the State of South Carolina, County of Greenville, on the south side of South Fairfield Road, near the City of Greenville, containing .83 acre and being a portion of the 2.30-acre tract of land as shown on a plat of property of F. Burl Curtis made by J. C. Hill, August 5, 1954, recorded in the RMC Office for Greenville County, S.C., in Plat Book II, Page 145, and having, according to a plat dated December 10, 1971, made by R. B. Bruce, R.L.S., designated "Property of Bill G. Smith", the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of the intersection of South Fairfield Road and a 36-foot road and running thence along the 36-foot road S. 16-45 W. 346.2 feet to an iron pin; thence N. 72-15 W. 107 feet to an iron pin; thence N. 17-36 E. 346.1 feet to an iron pin on the southern side of South Fairfield Road; thence along the southern side of South Fairfield Road S. 72-15 E. 101.9 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Burl Curtis recorded December 23, 1971, in the RMC Office for Greenville County, S.C., in Deed Book 932 at Page 322.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
STAMP
TAX \$04.80

400 8 1801

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);

0571

7328-11-21