

RE84-49
State of South Carolina

Mortgage of Real Estate

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County of Greenville

FILED
GREENVILLE CO. S.C.

THIS MORTGAGE is dated May 1 2 1984, 1984

THE "MORTGAGOR" referred to in this Mortgage is Ward S. Stone, Jr.

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

THE "NOTE" is a note from Ward S. Stone, Jr.
to Mortgagee in the amount of \$40,000.00, dated May 1, 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 28, 1985. 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 \$40,000.00, 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 certain piece, parcel or lot of land, with all improvements thereon, situate lying and
being in the City of Greenville, Greenville County, South Carolina, on the eastern side of Capers
Street and being a portion of Lots 65 and 66 of Crescent Terrace subdivision, a plat of which
subdivision is recorded in the RMC Office for Greenville County in Plat Book E at Page 137,
reference being made to said plat for the metes and bounds thereon.

This being the same as that conveyed to Ward S. Stone, Jr. by deed of Trustees of Augusta Road
Baptist Church being dated and recorded concurrently herewith.

At the option of the Mortgagee, the indebtedness secured by this Mortgage shall become due and
payable if, without the written consent of the Mortgagee, the Mortgagor shall convey away the
mortgaged premises, or if the title shall become vested in any other person in any manner
whatsoever other than by death of the Mortgagor. It is understood and agreed that in
consideration for the consent of the Mortgagee to any transfer of title to the mortgaged
premises, the Mortgagee at its option may charge a loan transfer fee and/or require changes in
the rate of interest, term of loan, monthly payments of principal and interest and other terms
and conditions of this Mortgage and/or the Note secured hereby.

SC10 -----3 MY01 84 078

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX \$16.00

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);

4.0000

0.25

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