

State of South Carolina

Mortgage Bankers Trust
P.O. Box 608
Greenville, S.C.
21602

County of GREENVILLE

FILED
GREENVILLE, S.C.

Mortgage of Real Estate

VOL 1696 PAGE 953

THIS MORTGAGE is dated JANUARY 2 JAN 3 10 49 AM '85 19 85

THE "MORTGAGOR" referred to in this Mortgage is DONNIE S. TANNERSLEY RAYE E. ASHLEY

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is S. CHURCH STREET OFFICE, K-MART PLAZA, P.O. BOX 608, GREENVILLE, S.C. 29602

THE "NOTE" is a note from KAYE E. ASHLEY to Mortgagee in the amount of \$35,450.00 dated January 2, 1985. 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 January 3, 1993, 19. 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 \$ 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 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 lot of land lying in the State of South Carolina, County of Greenville, on the southern side of Autumn Drive, shown as Lot 112 on a plat of TANGLEWOOD, recorded in the R.M.C. Office for Greenville County in Plat Book GG at Page 193 and being further described as follows:

BEGINNING at an iron pin on the southern side of Autumn Drive at the joint corner of Lots 111 and 112 and running thence along the line of Lot 111, D. 23-15 W. 197 feet to an iron pin; thence S. 34-44 E. 31.1 feet to an iron pin; thence N. 64-20 E. 120 feet to an iron pin; thence S. 70-56 E. 71 feet; thence N. 84-29 E. 173.5 feet to an iron pin; thence N. 46-00 W. 60.1 feet to an iron pin on the turn around of Autumn Drive; thence along the curve of the turn around S. 73-32 W. 45.6 feet; thence N. 31-45 W. 45.9 feet; thence N. 35-15 W. 17.5 feet to an iron pin; thence N. 66-45 W. 175 feet to the beginning corner.

BEING the same property conveyed to Kaye E. Ashley by E. N. Jones by Deed dated November 2, 1970 recorded in Deed Book 901 at Page 501 in the R.M.C. Office for Greenville County.

THE within Mortgage junior and second in lien to a Mortgage from Earl K. Bentley to Fidelity Federal Savings and Loan Association in the original sum of \$18,500.00 dated April 10, 1967 recorded in the R.M.C. Office for Greenville County in Mortgage Book 1055 at Page 586.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
JAN-3'85
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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);