

Mortgage of Real Estate

County of GREENVILLE GREENVILLE CO. S. C.

THIS MORTGAGE is dated November 1 3 1983, 19 83

THE "MORTGAGOR" referred to in this Mortgage is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 608, Greenville, S. C. 29602

THE "NOTE" is a note from Bob R. Janes to Mortgagee in the amount of \$ 20,000.00, dated November 1, 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 May 1, 19 84. 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 \$ 20,000.00, 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 piece, parcel or lot of land, situate, lying and being in the City and County of Greenville, State of South Carolina, on the west side of Sitka Avenue, being known and designated as Lot No. 14, Parkview Sub-division as shown on plat prepared by Dalton and Neves, dated June, 1942, and which is recorded in the R.M.C. Office for Greenville County, in Plat Book M at Page 49, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Sitka Avenue at the corner of lots 13 and 14, which point is 75 feet from the intersection of Sitka Avenue and Alaska Avenue, running thence with the line of lot 13, S. 63-45 W. 150 feet to an iron pin on the east side of Neely Drive; thence with Neely Drive, N. 26-15 W. 50 feet to an iron pin, corner of lot 15; thence with lot 15, N. 63-45 E. 150 feet to an iron pin on the west side of Sitka Avenue; running thence with the west side of Sitka Avenue, S. 26-15 E. 50 feet to the point of beginning.

The above property is the same property conveyed to the mortgagor by deed of Gussie M. Yeargin, Connie Delores Yeargin Walker and Annie Gayle D. Henry recorded June 9, 1983 in Deed Book 1189 at Page 941.

STAMP TAX \$ 08.00

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);

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