

State of South Carolina

County of GREENVILLE

FILED
GREENVILLE CO. S. C.

JAN 19 3 37 PM '83

DONNIE S. TANKERSLEY
R.M.C.

Mortgage of Real Estate

BOOK 1592 PAGE 348

THIS MORTGAGE is dated January 19, 1983

THE "MORTGAGOR" referred to in this Mortgage is Bennie R. Cantrell

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is 1322 W. Poinsett St., Greer, S.C. 29651

THE "NOTE" is a note from Bennie R. Cantrell

to Mortgagee in the amount of \$30,000.00, dated January 19, 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 January 19, 1989. 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 \$30,000.00, 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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, in the City of Greer, being all of the same property conveyed to grantor by deed of L.C. Pearson, dated May 23, 1972, and recorded in the R.M.C. Office for said County and State in Deed Book 944 at Page 412 and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the Northern edge of Old U.S. Highway #29, joint corner of lot of property now or formerly owned by J.E. Campbell, and runs thence with the dividing line of said two lots, N. 22-51 W. 152.7 feet to an iron pin on the Southern edge of right of way of said U.S. Highway #29; thence with Southern edge of said right of way, S. 67-30 W. 70.3 feet to an iron pin in Southeastern intersection, corner of Super Highway with Smith Road; thence with East edge of Smith Road, S. 1-32 E. 87.5 feet to iron pin on Northern edge of right of way of Old U.S. Highway (now Poinsett Street); thence with the Northern edge of said right of way S. 78-00 E. 125 feet to the beginning, and being approximately 2/3rds of Lot No. 51 and about 1/4 of Lot No. 50 of W.H. Brockman Estate, Plat Book H, Page 132.

This property is subject to any and all easements, rights of way and restrictions which may affect the subject property.

DERIVATION: See Deed of Grady R. Cantrell dated July 19, 1975 and recorded in the RMC Office for Greenville County in Deed Book 1021, Page 886. Also see Deed of Ruby Cox Cantrell dated January 5, 1978 and recorded in the RMC Office for Greenville County in Deed Book 1071, Page 387.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
JAN 19 83
\$ 12.00
PP 11213

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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