

State of South Carolina

1510-108

GREENVILLE FILED JUN 30 1983

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE is dated JUNE 1, 1983

THE "MORTGAGOR" referred to in this Mortgage is W. D. PERRY & LUZ M. PERRY

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

THE "NOTE" is a note from W. D. PERRY to Mortgagee in the amount of \$ 12,297.31, dated JUNE 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 JUNE 5, 1993. 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 \$ 12,297.31, 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, with the buildings and improvements thereon, situate, lying, and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 5, Block F, Judson Mills, Plat of which is recorded in the RMC Office for Greenville County, S. C. in Plat Book K, at Pages 1 and 2, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Easterly side of Ninth Avenue (now Florida Avenue), 143.2 feet North of a 42-foot street; and running thence along Ninth Avenue, N. 9-14 W., 50 feet to an iron pin; thence along the line of Lot No. 4, N. 80-46 E. 126.5 feet to an iron pin; thence along the rear of Lots 10 and 11, S. 8-43 E., 49.5 feet to an iron pin; thence along the line of Lot No. 6, S. 80-32 W., 126 feet to an iron pin, the POINT OF BEGINNING.

This is the identical property heretofore conveyed to the Mortgagors herein, W. D. Perry and Luz M. Perry, by Deed from Robert Lee Davis and Mary S. Davis, dated December 16, 1963, and recorded on January 15, 1964 at 2:20 p.m. in the RMC Office for Greenville County, S. C. in Deed Book 740 at Page 95.

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX \$ 04.92

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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