

State of South Carolina

County of GREENVILLE

FILED  
GREENVILLE, S.C.

AUG 8 3 49 PM '83

JOHN P. BRUNER  
R.M.C.

Mortgage of Real Estate

1620 172

THIS MORTGAGE is dated August 8, 1983.

THE "MORTGAGOR" referred to in this Mortgage is John P. Bruner

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 John P. Bruner to Mortgagee in the amount of \$15,516.00, dated August 8, 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 August 19, 1988. 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 \$15,516.00, 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 Mortgagee acknowledges receiving, Mortgagee does hereby mortgage, grant and convey to Mortgagee, its successors and assigns, the following described property:

ALL that piece, parcel or tract of land, together with all buildings and improvements now or hereafter constructed thereon, situate, lying and being on the eastern side of South Carolina Highway #50 (Reedyfork Road), Greenville County, South Carolina, containing 7.32 acres, more or less, shown on a plat of property of John P. Bruner made by Carolina Surveying Company, dated August 1, 1983, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 9-7, Page 57, reference to which plat is hereby craved for the metes and bounds thereof.

This being the same property conveyed to the Mortgagor by Deed of Loyall Smith, et al, on August 8, 1983, and recorded herewith in the RMC Office for Greenville County, South Carolina.

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).