

State of South Carolina

BOOK 1624 PAGE 976

FILED
GREENVILLE
SEP 9 4 26 PM '83

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE is dated September 9, 1983

THE "MORTGAGOR" referred to in this Mortgage is Charles W. Kearney, Jr. & Ann Kearney

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is
Post Office Box 448, Columbia, S.C. 29202

THE "NOTE" is a note from Mortgagor to Mortgagee in the amount of \$ 6,560.00, dated September 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 September 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 \$6,560.00, 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 containing 2.87 acres, more or less, in the County of Greenville, State of South Carolina in Moonville Community near Carr Road and according to a survey for Bankers Trust of South Carolina, prepared by Carolina Surveying Co., which plat is recorded in Plat Book 9E at page 62 in the Office of the R.M.C. for Greenville County.

The property is more particularly described as follows: BEGINNING at an iron pin at the joint corner of property being mortgaged and property formerly of Blakely and Taylor which is Northwest corner of a 16.66 acre tract and running thence S. 87-11 E. 185.85 feet, more or less, to an iron pin; thence S. 11-35 E. 323.61 feet, more or less, to the center of a cul-de-sac; thence down the middle of said Farm Road, S. 09-00 W. 118 feet, more or less; thence leaving the center line of said Farm Road, S. 89-44 W. 354.31 feet, more or less, to an iron pin in the Taylor property; thence with the property, N. 15-19 E. 460.86 feet, more or less, to the beginning corner.

This property is subject to and located around part of a cul-de-sac and fifty (50') foot Farm Road which is 785 feet to the center line of Carr Road, this road now being known as Neddle Court. The property as originally described was 16.66 acres bordering on the Southwest by Johnson; on the Northwest by Taylor; on the North by Blakely and on East by Mrs. Ruth Martin; and said 16.66 acres beginning 1193 feet plus or minus to the center line of Hood Road.

This being the same property conveyed to the mortgagor herein by deed of Bankers Trust of South Carolina, which deed was recorded in the Office of the R.M.C. for Greenville County in Deed Book 1196 at page 70 on September 9, 1983.

OFFICE OF THE REGISTER OF DEEDS
GREENVILLE, SOUTH CAROLINA
RECORDED
INDEXED
STAMP
TAX
30276

400 8 1601801

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);

0.975

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