

State of South Carolina

FILED  
GREENVILLE

BOOK 1631 PAGE 188

Mortgage of Real Estate

County of GREENVILLE

OCT 18 9 46 AM '83

THIS MORTGAGE is dated October 18, 1983

THE "MORTGAGOR" referred to in this Mortgage is Steven J. Dauber and Susan T. Dauber

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is Post Office Box 448, Columbia, South Carolina 29202

THE "NOTE" is a note from Steven J. Dauber and Susan T. Dauber to Mortgagee in the amount of \$ 70,000.00, dated October 18, 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 July 18, 1984. 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 \$ 70,000.00, 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, with improvements thereon, situate, lying and being on the Northern side of the cul-de-sac of Meaway Court, in Austin Township, Greenville County, South Carolina, being shown and designated as LOT NO. 88, on a plat of HOLLY TREE PLANTATION, PHASE I, made by Enwright Associates, Engineers, dated May 28, 1973, and recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-X, Pages 32 through 37, inclusive, and more recent survey entitled "Property of Steven J. and Susan T. Dauber," prepared by Carolina Surveying Company and recorded in the RMC Office for Greenville County in Plat Book 10-13, at Page 99, and reference is made to said plats for a more particular metes and bounds description.

The above property is hereby conveyed subject to rights-of-way, easements, setback lines, drainage easements and sewer easements as shown on the aforementioned recorded plats and to the Declaration of Covenants and Restrictions applicable to Holly Tree Plantation, as recorded in the RMC Office for Greenville County in Deed Book 977, at Page 583.

This being the same property conveyed to the mortgagors herein by deed of Stanley P. Kellett and Kathryn A. Kellett, as recorded in the RMC Office for Greenville County on April 18, 1983 in Deed Book 1186, at Page 522.

The Lender and Borrowers have entered into a certain Loan Agreement dated October 5, 1983, the provisions of which are incorporated herein by reference as fully and to the same extent as though set out herein verbatim. A default in said Loan Agreement shall be treated as a default in this Instrument.

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);