

FILED )  
GREENVILLE, S.C.

Mortgage of Real Estate

County of Greenville

JAN 30 4 13 PM '84

THIS MORTGAGE is dated January 30, 19 84.

THE "MORTGAGOR" referred to in this Mortgage is Marcus Eugene and Linda A. Smith

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is \_\_\_\_\_  
P.O. Box 608, Greenville, S. C. 29602

THE "NOTE" is a note from Southern Arms, Inc.  
to Mortgagee in the amount of \$ 30,014.00, dated January 30, 19 84. 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 February 5, 19 94. 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 \$ 30,014.00, 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 lying in the State of South Carolina,  
County of Greenville, City of Mauldin, shown and designated as Lot #79 on a  
Plat of Holly Springs Subdivision, Section No. 2, as recorded in the R.M.C.  
Office for Greenville County in Plat Book 4-R, Page 54, reference being  
craved hereto to said plat for exact metes and bounds.

This is that property conveyed to Mortgagor by deed of Fred Beiers and  
Harvey C. Watson recorded December 12, 1974 in the R.M.C. Office for  
Greenville County, South Carolina, in Deed Book 1011 at Page 636.

This is a second mortgage junior to that of Fidelity Federal Savings and  
Loan Association recorded December 12, 1974 in the R.M.C. Office for Green-  
ville County, South Carolina, in Mortgage Book 1329 at Page 954 in the  
original amount of \$30,150.00.

STATE OF SOUTH CAROLINA  
RECORDS AND TAX COMMISSION  
DOCUMENTARY  
STAMP  
JAN 30 1984  
TAX  
\$ 12.04

1204  
~~1204~~  
1204

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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