

State of South Carolina)

Vol. 1000 p. 856

County of Greenville)

FILED
Mortgage of Real Estate
GREENVILLE
JUN 7 3 34 PM '84

THIS MORTGAGE is dated June 4

THE "MORTGAGOR" referred to in this Mortgage is Eugene L. Edwards, Judy B. Edwards & Keva Young Edwards

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 Fuller's to Mortgagee in the amount of \$ 40,000.00, dated June 4, 1984. 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, 1991. 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 \$ 40,000.00, 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 lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the south side of Conway Drive and being known and designated as Lot No. 16 on plat of PLEASANTBURG FOREST recorded in the RMC Office for Greenville County in Plat Book GG at Page 163 and having such metes and bounds as are more fully shown thereon.

This is the same property conveyed to mortgagors by deed of Reva Young Edwards dated August 4, 1982, recorded on August 9, 1982, in Deed Book 1171 at Page 690, which deed reserved a life estate unto Reva Young Edwards.

This mortgage is junior in lien to that certain mortgage in favor of American Federal Savings and Loan Association recorded on May 12, 1978, in REM Book 1431 at Page 833 in the original amount of \$28,000.00 and by Modification and Assumption Agreement recorded September 14, 1983, in REM Book 1452 at Page 668 in the amount of \$27,890.00 and having a principal unpaid balance of \$4,087.75. This mortgage is third in lien to that certain mortgage in favor of American Federal Savings and Loan Association recorded on September 14, 1983, in REM Book 1625 at Page 538 in the amount of \$75,558.80.

10811033
STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
JUN-7'84
16.00
RB 11213

10811033

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);