Mortgage of Real Estate

**Greenville** County of

October 1 4 37 P!! .84

THIS MORTGAGE is dated

THE "MORTGAGOR" referred to in this Mortgage is P.M. Campbell, R.P. Campbell, F.S. Campbell and R.D. Campbell

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 P.M. Campbell, R.P. Campbell, F.S. Campbell and R.D. Campbell to Mortgagee in the amount of \$ 80,000.00 October 1 \_\_ dated \_ 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 \_\_ 19\_\_94\_\_. The amount of debt secured by October 1 final maturity of the Note is \_\_\_ this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$ 80,000.00 \_, 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 all improvements thereon, or hereinafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as the Southern portion of Lots Nos. 17 and 18 according to a plat of Oakvale Farms made by C. C. Jones, dated August, 1941, and recorded in the R.M.C. Office for Greenville County in Plat Book M at page 15, and having, according to a more recent plat, entitled "Property of J. C. Dunlap", made by Dalton & Neves Company, August, 1975, and recorded in the said R.M.C. Office in Plat Book 5-L at page 82, and also according to a still more recent plat entitled "Property of P.M. Campbell, R.P. Campbell, F.S. Campbell, and R.D. Campbell", made by Dalton & Neves Co., Engineers, September, 1984, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Oakvale Drive at the joint corner of the property herein conveyed and the right of way of the Atlantic Coastline Railway; thence along Oakvale Drive N. 73-53 W. 30 feet to an iron pin; thence S. 20-17 W. 85.3 feet to an iron pin; thence S. 72-30 W. 100 feet to an iron pin; thence N. 83-0 W. 94 feet to an iron pin; thence N. 73-30 W. 123.5 feet to an iron pin; thence S. 77-30 W. 111 feet to an iron pin; thence S. 74-20 W. 157.5 feet to an iron pin on the joint line of Lots Nos. 18 and 19; thence with the line of Lot 19 S. 29-41 W. 139.4 feet to an iron pin; thence S. 60-19 E. 575 feet to an iron pin on the right of way of the Atlantic Coastline Railway; thence with the said right of way N. 20-17 E. 562.5 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Donald L. Kahler, Harold E. Bixler and A.M.B. Enterprises, Inc., dated December 9, 1982, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1178 at page 947, on December 15, 1982.

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX PB. 11218

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

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