

State of South Carolina

County of GREENVILLE

FILED
GREENVILLE CO. S.C.

MAR 16 3 31 PM '83

Mortgage of Real Estate

BOOK 1598 PAGE 120

THIS MORTGAGE is dated MARCH 16 1983

THE "MORTGAGOR" referred to in this Mortgage is Robert Kenneth and Martha J. Sprouse

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 Robert Kenneth and Martha J. Sprouse to Mortgagee in the amount of \$ 15,000.00, dated March 16, 19 83. 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 May 15, 19 88. 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 \$ 15,000.00, 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 certain piece, parcel or tract of land in Greenville County, State of South Carolina, containing 9.56 acres, more or less, being known and designated as tract of land as shown on plat of Mary Jane Burry Estate, prepared by C. O. Riddle, dated February 12, 1975, less .56 acre shown on plat of property of Kathryn H. Burry, dated February 28, 1975, prepared by Jones Engineering Service, this tract containing a net of 9 acres and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern corner of the intersection of North Parker Road and Nora Drive and running thence with the western side of North Parker Road, the following metes and bounds, to-wit: N. 22-42 W. 72 feet to an iron pin; thence N. 34-24 W. 98.2 feet to an iron pin; thence N. 36-36 W. 101.6 feet to an iron pin; thence N. 32-31 W. 101 feet to an iron pin; thence N. 29-53 W. 100.9 feet to an iron pin; thence N. 23-53 W. 103.6 feet to an iron pin; thence N. 18-14 W. 91.4 feet to a point in the center line of a branch, which point is located 8 feet from an iron pin on said road; thence with the center line of branch as the line, the meanders of which are as follows: S. 62-18 W. 45.2 feet to a point; thence S. 7-42 E. 57 feet to a point; thence S. 57-08 W. 39.7 feet to a point; thence S. 15-15 W. 66.5 feet to a point; thence N. 60-57 W. 131.2 feet to a point; thence N. 73-45 W. 135.3 feet to a point; thence N. 62-23 W. 251.4 feet to a point in the line of Starsdale Manor Subdivision; thence with the line of Starsdale Manor Subdivision S. 80-45 W. 101.7 feet to an old iron pin; thence S. 77-50 W. 41.6 feet to a wild cherry stump; thence S. 19-56 E. 98.7 feet to an old iron pin; thence S. 20-07 E. 299 feet to an old iron pin; thence S. 19-27 E. 267.2 feet to an old iron pin; thence N. 77-38 E. 270.7 feet to an old iron pin; thence along property to be conveyed to Kathryn H. Burry N. 21-26 W. 8.1 feet to an iron pin; thence continuing along said Burry property S. 77-38 W. 150 feet to an iron pin; thence S. 21-21 E. 83.8 feet to an iron pin; thence S. 0-06 E. 82.05 feet to an iron pin on the northern side of Nora Drive; thence along Nora Drive N. 77-54 E. 503.5 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by Deed of Bankers Trust of South Carolina, Executor Mary Jane Burry Estate dated March 31, 1975, and recorded April 1, 1975, in the RMC office for Greenville County, South Carolina in Deed Book 1016 at Page 185.

This conveyance is made subject to any restrictive covenants, building setback lines, easements and rights of way affecting the above described property.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
MARCH 16 1983
\$ 06.00

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);