

State of South Carolina

FILED  
S.C.  
DEC 7 11 03 PM '82  
SHERBEELEY  
R.M.C.

1588 172

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE is dated December 7, 19 82

THE "MORTGAGOR" referred to in this Mortgage is J. Leon Hix

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is 1322 W. Poinsett Street, Greer, S.C. 29651

THE "NOTE" is a note from J. Leon Hix to Mortgagee in the amount of \$ 165,000.00, dated December, 19 82. 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 19. 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 \$ 165,000.00, 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 those certain lots and pieces of land, with improvements thereon, situate, lying and being in the City of Greer, Greenville County, State of South Carolina, lying on the north side of Old U. S. Highway 29 (now W. Poinsett Street), and being shown and designated as all of LOTS NOS. 38 and 39 on plats recorded in RMC Office for Greenville County in Plat Book H, page 132, and Plat Book J, pages 22 and 23, and more recently surveyed by Lindsey & Associates, dated 1-31-80, entitled "Survey for J. Leon Hix", and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at RRS from corner with Lot No. 40 and northern side of West Poinsett Street, and runs thence as common line between Lots Nos. 40 and 39, on plats recorded in RMC Office, N. 12-41 E. 168.61 feet to a point on the line of Lot No. 31; thence as a rear line, S. 77-52 E. 164.24 to a point on the line of Lot No. 33; thence as common line with Lots Nos. 37 and 38, S. 12-00 W. 168.77 feet to an iron pin on northern side of West Poinsett Street; thence with said Street, N. 77-48 W. 166.27 feet to RRS, the point of beginning.

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagor by deed of Kenneth Smith, recorded in the RMC Office for Greenville County on May 23, 1963, in Deed Book 723 at page 372, and by deed of Kile A. Whitmire, recorded in RMC Office on Sept. 24, 1968, in Deed Book 853, page 71.

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STATE OF SOUTH CAROLINA  
RECORDS AND DEEDS COMMISSION  
INSTRUMENTARY  
STAMP  
168.00

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);

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