

State of South Carolina

County of GREENVILLE

GREENVILLE S.C. FILED JAN 13 1 02 PM '83 BONNIE S. TANKERSLEY R.M.C.

THIS MORTGAGE is dated January 13, 1983

THE "MORTGAGOR" referred to in this Mortgage is Stuart G. Anderson, Jr.

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is Main Street, Greenville, S. C.

THE "NOTE" is a note from Stuart G. Anderson, Jr. to Mortgagee in the amount of \$45,000.00, dated January 13, 1983. 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 January 12, 1983. 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 \$45,000.00, 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 lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and having according to a plat entitled "Property of Camperdown Corporation, Greenville, S. C.", dated May, 1966, and prepared by C. O. Riddle, Reg. L.S., the following metes and bounds:

BEGINNING at an iron pin on the Western edge of the right of way for Calvin Street at the joint corner of the premises herein described and property now or formerly of W. P. Trotter and running thence with the Western edge of the right of way for Calvin Street S. 24-42 W. 169.2 feet to an iron pin at the Northern corner of the intersection of said Calvin Street and Camperdown Way and running thence with the Northern edge of the right of way for said Camperdown Way N. 69-16 W. 35 feet to an iron pin, thence continuing along the Northern edge of the right of way for Camperdown Way N. 60-47 W. 90 feet to an iron pin, thence N. 36-03 E. 136.4 feet to an iron pin located on the line of said W. P. Trotter property, thence along the line of the said Trotter property S. 82-48 E. 102.5 feet to the point of beginning.

This being the same property acquired by the Mortgagor by deed of S. Carey Beckwith, III, recorded on June 15, 1982, in Deed Book 1168 at Page 607.

STATE OF SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX JAN 13 1983 \$ 13.00

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);

9742

4328 RV-2