

State of South Carolina

BOOK 1593 PAGE 535

FILED
GREENVILLE CO. S.C.

Mortgage of Real Estate

County of GREENVILLE

FEB 1 11 23 AM '83

THIS MORTGAGE is dated FEBRUARY 1 1983

THE "MORTGAGOR" referred to in this Mortgage is EDGAR SADLER SUTHERLAND

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is
7 NORTH LAURENS STREET, GREENVILLE, SOUTH CAROLINA 29601

THE "NOTE" is a note from EDGAR SADLER SUTHERLAND
to Mortgagee in the amount of \$40,000.00, dated FEBRUARY 1, 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 FEBRUARY 3, 1993. 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 piece, parcel or lot of land, together with buildings and improvements
thereon, situate, lying and being in the State of South Carolina, County of Greenville,
in the City of Greenville, on the West side of Leach Street, being known and designated
as a part of Lot No. 16 on a Plat of Mrs. M. E. Phillip's Land (Douthit Place, prepared
by W. A. Hudson, recorded in the RMC Office for Greenville County, South Carolina in
Plat Book A, Page 110, and having according to said Plat, the following metes and
bounds, to-wit:

BEGINNING 150 feet from Northwest corner of Perry Avenue and Leach Street, running
thence with Leach Street N. 18 3/4 E. 50 feet to corner of Lot No. 10; thence with
the line of Lot No. 10, N. 71 1/2 W. 100 feet to the corner of Lot No. 15; thence with
the joint line of Lots Nos. 15 and 16, S. 18 1/2 W. 50 feet; thence S. 71 1/2 E. 100
feet to the point and place of beginning.

THIS being the same property conveyed to the Mortgagor by CAROLINE MAJOR PICKENS
on December 15, 1975 and recorded in the RMC Office for Greenville County in Deed Book
1028 at Page 732.

ALSO, ALL that peice, parcel or lot of land situate, lying and being on the
Northern side of Perry Avenue in the City of Greenville, Greenville County, South
Carolina adjoining the Pendleton Street Baptist Church Parsonage lot on the east, and
property now or formerly owned by W. B. Anthony on the west, having 90 foot frontage on
Perry Avenue, and running back in parallel lines 200 feet with a rear lot line of 90 feet.

THIS being the same property conveyed to the Mortgager by MARY SUTHERLAND CORLEY
on January 7, 1971 and recorded in the RMC Office for Greenville County in Deed Book
906 at Page 31.

REC-183 1173

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
FEB 1 1983
18.00

0.53

4328-RV-21

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);