

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

GREENVILLE CO. S. C.
FILED
FEB 1 3 08 PM '83
R.M.C. OFFICE

THIS MORTGAGE is dated January 31, 1983

THE "MORTGAGOR" referred to in this Mortgage is Helen M. Clarkson

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 N. Heyward Clarkson, III to Mortgagee in the amount of \$ 156,000.00, dated January 31, 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 October 31, 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 \$ 156,000.00, 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, located, lying and being in the City and County of Greenville, State of South Carolina, being shown and designated as Lot No. 46, on plat entitled "Collins Creek, Section Two", dated July 30, 1979, prepared by C. O. Riddle, Surveyor, recorded in the Greenville County R.M.C. Office in Plat Book 7-C at Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northern side of the right-of-way of Collins Creek, at the joint front corner of the within lot and Lot No. 45, and running thence along said right-of-way N. 68-32-W., 172.40 feet to a point at the joint front corner of the within lot and Lot No. 47; thence running along the joint line of said lots N. 18-10 E., 141.71 feet to a point at the joint corner of the within lot and Lots Nos. 47 and 48; running thence along the joint line of the within lot and Lot No. 48, N. 46-25 E., 71.10 feet to a point at the joint corner of the within lot and Lot No. 48; running thence N. 70-03 E., 152.0 feet to a point; thence S. 20-55 E., 49.6 feet to a point at the joint rear corner of the within lot and Lot No. 45; running thence, along the joint line of said lots S. 20-47 W., 269.97 feet to a point at the joint front corner of the within lot and Lot No. 45, the point and place of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of record and/or actually existing on the ground affecting the above described property.

This is the identical property conveyed to Helen M. Clarkson by Babbs Hollows Development Company by Deed dated February 25, 1980 and recorded in Deed Book 1121 at Page 130 in the R.M.C. Office for Greenville County.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
DOCUMENTARY STAMP
FEB 1 1983
\$ 62.40
1247

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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