

State of South Carolina

County of GREENVILLE

RECORDED
FEB 8 4 38 PM '83
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1594 PAGE 168

Mortgage of Real Estate

THIS MORTGAGE is dated February 4, 1983

THE "MORTGAGOR" referred to in this Mortgage is Charles Heitz and Regina Heitz

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is PO Box 608
Greenville, South Carolina, 29602,

THE "NOTE" is a note from Charles Heitz and Regina Heitz
to Mortgagee in the amount of \$ 30,000.00, dated February 4, 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 4, 1990. 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 \$ 30,000.00, 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 the buildings and
improvements thereon, lying and being in the City of Mauldin, State of
South Carolina, being known and designated as Lot No. 139, Section II,
Forrester Woods, as recorded in the RMC Office for Greenville County
in Plat Book 4-X at Page 64 and having, according to said plat, such
metes and bounds as are more fully shown thereon.

This being the same property conveyed to mortgagors herein by deed of
George O'Shields Builders, Inc., dated June 14, 1974, recorded in
Book 1001 at Page 424 on June 18, 1974.

This mortgage being junior to that certain mortgage given to C. Douglas
Wilson (now Bankers Mortgage Corporation) dated June 14, 1974, recorded
on June 18, 1974, in Book 1314 at Page 63 in the original amount of
\$29,900.00.

CCRD ----- 2 FE 8 83 078

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
FEE-533 TAX 12.00
FEB 11 1983

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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