State of South Carolina

County of Greenville

1395 470

Mortgage of Real Estate

THIS MORTGAGE is dated February 18, 1983.

THE "MORTGAGOR" referred to in this Mortgage is Douglas C. Granger and Charles H. Granger

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

THE "NOTE" is a note from Douglas C. Granger and Charles H. Granger to Mortgagee in the amount of $20,000.00, dated February 18, 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 August 17, 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 $20,000.00, 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 of that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, and in Bates Township, containing 4.70 acres and being known and designated as Lot No. 7 as shown on plat of property known as River Ridge recorded in the R. M. C. Office for Greenville County in Plat Book 7-0 at page 56, and having the following metes and bounds according to said plat:

BEGINNING at an iron pin in the center of the intersection of Ridge Road and Jeep Trail, and running thence with the center of Ridge Road as follows: N. 64-53 W. 48.3 feet to point, S. 79-47 W. 127.1 feet to point, thence N. 74-47 W. 88.6 feet to point, N. 50-46 W. 102.6 feet to point, N. 65-17 W. 112.1 feet to point, S. 82-58 W. 83.3 feet to point, and S. 70-22 W. 190.5 feet to iron pin in the center of Ridge Road, joint corner of Lots Nos. 7, 8, 9 and 10; thence with the line of Lot No. 10, S. 31-03 E. 573.3 feet to iron pin; thence N. 56-24 E. 301 feet to iron pin; thence N. 28-39 E. 300 feet to the point of beginning.

The above described property is the same conveyed to the Mortgagors herein by James D. Casteel and Margaret L. Casteel by deed of June 25, 1980, and recorded on June 30, 1980, in the R. M. C. Office for Greenville County in Deed Book 1128, Page 433.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife of the above named Mortgagor, Charles H. Granger, did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the Mortgaee and the Mortgagee's heirs, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

Given under my hand and seal this 17th day of February, 1983.

Evelyn D. Green (SEAL)
Notary Public for South Carolina
My commission expires: Nov. 9, 1989.

Winnie A. Granger

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);

BT-002 (9-77)

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