

State of South Carolina

1596 890
Mortgage of Real Estate

County of

GREENVILLE CO. S. C.
GREENVILLE FILED
MAR 7 11 AM '83
DONNIE TANKERSLEY
R.M.C.

THIS MORTGAGE is dated March 7, 1983

THE "MORTGAGOR" referred to in this Mortgage is Jeff R. Richardson, Jr.

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is

P. O. Box 608, Greenville, SC 29602

THE "NOTE" is a note from Jeff R. Richardson, Jr.

to Mortgagee in the amount of \$25,000.00, dated March 7, 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 March 7, 1986. 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 \$25,000.00, 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 tract of land in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as Lot No. 3 on plat of property of J. W. Norwood and having, according to said plat, the following metes and bounds:

BEGINNING at a stake on the southern side of East McBee Avenue (or Washington Place) at the northeastern corner of the lot now or formerly of R. H. Chapman and running thence in a southerly direction along the line of that lot 151 feet to a stake; thence in a westerly direction in a line parallel to and 151 feet from East McBee Avenue, 66 feet to a stake; thence in a northerly direction 151 feet to a stake on the northern side of East McBee Avenue; thence along the southern side of East McBee Avenue in an easterly direction 60 feet to the point of beginning.

This is the identical property conveyed to the Grantor herein by deed of Jeff R. Richardson, Sr., dated February 14, 1959 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 618, at Page 447, on March 10, 1959, and by deed of Jeff R. Richardson, Sr., dated April 29, 1967 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 818, at Page 540, on May 2, 1967.

ALSO:

ALL that piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina, being known and designated as Parcel "B", on plat prepared by Carolina Surveying Co., dated March 9, 1977, entitled "Property of W. Daniel Yarborough, Jr., George N. Funderburk, and David W. Glenn", recorded in the RMC Office for Greenville County, S. C. in Plat Book 6-F, at Page 19, reference to which is hereby made for a complete description. This Parcel "B", is a small portion of Lot 4 as shown on Plat Book "E", at Page 283, records of Greenville County, S. C., which property was conveyed to Jeff R. Richardson, Jr., by deed of W. Daniel Yarborough, Jr., George N. Funderburk and David W. Glenn, dated June 1, 1977 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1058, at Page 831 on June 17, 1977.

LESS HOWEVER:

ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, State of South Carolina, being known and designated as Parcel "A", on plat prepared by Carolina Surveying Co., dated March 9, 1977, entitled "Property of W. Daniel Yarborough, Jr., George N. Funderburk, and David W. Glenn", recorded in the RMC Office for Greenville County, S. C. in Plat Book 6-F, at Page 19, reference to which is hereby made for a more complete description. This Parcel "A", is a small portion of Lot 3 as shown on

(SEE ADDENDUM ATTACHED HERETO)
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);