

State of South Carolina

FILED
GREENVILLE S.C.

1601 931
Mortgage of Real Estate

County of Greenville

APR 13 3 27 PM '83

THIS MORTGAGE is dated

DONNIE S. H. C. APR 11, 1983

19 83

THE "MORTGAGOR" referred to in this Mortgage is Stephen H. Perry and Katherine R. Perry

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

North Laurens Street, P. O. Box 608, Greenville, South Carolina 29602

THE "NOTE" is a note from Stephen H. Perry and Katherine R. Perry to Mortgagee in the amount of \$34,013.64, dated April 11, 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 April 20, 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 \$34,013.64, 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, together with all improvements thereon, located, lying and being in the County of Greenville, State of South Carolina, containing 2.97 acres, more or less as shown on survey thereof entitled "Property of Stephen H. Perry and Katherine R. Perry" dated March 17, 1983, prepared by Richard D. Wooten, Jr., R.L.S., recorded in the Greenville County RMC Office in Plat Book 9-P at Page 50, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern edge of the right-of-way of Black Road, at the intersection of said right-of-way and the right-of-way of Roper Mountain Road and running thence, along the southern edge of the right-of-way of Black Road N. 82-16 E. 38.1 feet to a point; thence, N. 77-59 E. 100.1 feet to a point; thence, N. 63-41 E. 105.6 feet to a point; thence, N. 50-46 E. 98.6 feet to a point; thence, N. 42-17 E. 92.7 feet to a point; thence N. 39-22 E. 143.6 feet to a point at the corner of the within Tract and property now or formerly of The Smith Estate; thence leaving said road and running S. 12-00 E. 158.2 feet to a point; thence N. 41-55 E. 257.0 feet to a point in the line of property now or formerly of Duvall; thence S. 14-06 W. 472.19 feet to a point in the line of property now or formerly of Harper; thence, S. 71-21 W. 174.7 to a point in the eastern edge of the right-of-way of Roper Mountain Road; thence, along said right-of-way N. 64-27 W. 215.4 feet and N. 70-03 W. 203.6 feet to a point at the intersection of the right-of-way of Roper Mountain Road and the right-of-way of Black Road, the point and place of beginning.

This is the same property conveyed to the Mortgagors by deed of Shirley E. Duvall, dated the 11th day of April, 1983 and recorded in the Greenville County RMC Office on the 13 day of April, 1983 in Deed Book 1186 at Page 312.

STATE OF SOUTH CAROLINA
RECORDED
APR 13 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).