

State of South Carolina

APR 13 2 48 PM '83
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1602 PAGE 374

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE is dated April 15, 19 83

THE "MORTGAGOR" referred to in this Mortgage is William F. and Margaret R. Grady

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 William F. and Margaret R. Grady to Mortgagee in the amount of \$ 42,000.00, dated April 15, 19 83. 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 12, 19 83. 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 \$ 42,000.00, 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.

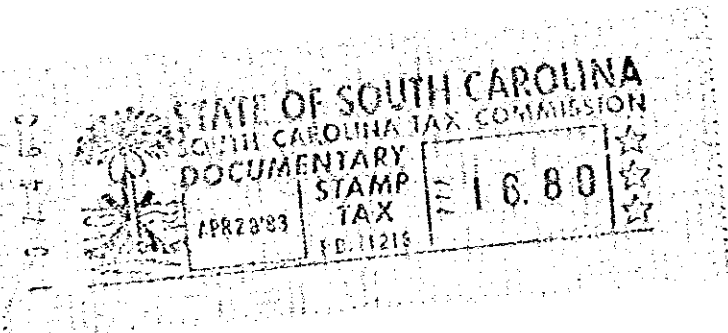
THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other 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 in the County of Greenville, State of South Carolina on the northerly side of Fernwood Drive, being shown and designated as Lot No. 4 on plat of Edwards Forest, SECTION IV, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book JJJ at Page 82, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Fernwood Drive, joint front corner of Lots Nos. 4 and 5 and running thence with the joint line of said lots N. 33-15 W. 175 feet to an iron pin on Fernwood Drive, rinning thence with the northerly side of Fernwood Drive, running thence with the northerly side of Fernwood Drive, S. 56-45 W. 100 feet to an iron pin, the point of BEGINNING.

THIS is the same property conved to the mortgagors herein by deed of William Hunter Cook and Janis C. Cook, dated April 12, 1983 and re- corded simultaneously herewith.

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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);