

Mortgage of Real Estate

County of Greenville

GREENVILLE S.C. FILED APR 25 8 50 AM 1983

THIS MORTGAGE is dated April 19 1983

THE "MORTGAGOR" referred to in this Mortgage is Ray D. DeYoung and Euva L. DeYoung

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 867, Greer, SC 29652

THE "NOTE" is a note from Ray D. DeYoung and Euva L. DeYoung to Mortgagee in the amount of \$ 10,000.00, dated April 19 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 19, 1991. 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 \$10,000.00, 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 piece, parcel or tract of land situate, lying and being in Greenville County, State of South Carolina, and having, according to plat prepared by Davis & Floyd, Engs., Inc., dated Sept. 3, 1976, entitled "Property Survey Sandy Flat", recorded in the RMC Office for Greenville County in Plat Book 6-C at page 33, the following courses and distances, to-wit:

BEGINNING at a nail and cap in the center line of Keller Road, running N. 5-17 E. 339.26 feet to a nail and cap; thence turning and running N. 62-21 E. 29.79 feet to an iron pin; thence N. 62-21 E. 323.88 feet to an iron pin; thence turning and running S. 36-18 E. 382.25 feet to an iron pin; thence turning and running S. 62-21 W. 399.38 feet to an iron pin; thence S. 87-42 W. 192.33 feet to an iron pin; thence S. 87-42 W. 25.22 feet to a nail and cap, the beginning corner, reference to said plat hereby pleaded.

This mortgage is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises and especially those easements and rights recorded in Deed Book 1060, page 588, RMC Office for Greenville County.

This is that same property conveyed to Mortgagors by deed of Sloan Construction Co., Inc., recorded in the RMC Office for Greenville County on July 15, 1977, in Deed Book 1060 at page 613.

THIS IS A SECOND MORTGAGE.

RECORDED 3 APR 25 1983 002

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX 304.00

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);