

State of South Carolina

1537-943

Mortgage of Real Estate

County of GREENVILLE

GREENVILLE
FILED
MAY 25 9 00 AM '83
DOUGLAS

THIS MORTGAGE is dated _____, 19 83

THE "MORTGAGOR" referred to in this Mortgage is JAMES E. MCMANUS AND JEANNETTE S. MCMANUS

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is _____
3406 Wade Hampton Boulevard, Taylors, South Carolina 29687

THE "NOTE" is a note from James E. McManus and Jeannette S. McManus
to Mortgagee in the amount of \$ 12,000.00, dated May 13, 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 May 15, 19 91. 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 \$ 12,000.00, 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.

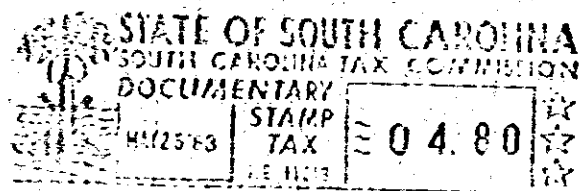
THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest:
(a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c)
Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other 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 near the City of Greenville,
County of Greenville, State of South Carolina, being known and designated
as Lot No. 31 of a Subdivision known as Edwards Forest and according to a
plat by Woodward Engineering Company dated February 22, 1955, recorded in
the R.M.C. Office for Greenville County in Plat Book EE at Page 105, having
the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Woodburn Drive, joint
front corner of Lots #31 and #32 and running thence along the line of
these lots N. 31-22 W. 156.3 feet to an iron pin in the line of Lot #16;
thence S. 56-13 W. 156.3 feet to an iron pin on the eastern side of Belle-
view Drive; thence with Belleview Drive, S. 33-47 E. 130 feet to an iron
pin; thence with the curve of the intersection of Belleview Drive and
Woodburn Drive, the chord of which is S. 75-10 E. 28.8 feet to an iron
pin on the northern side of Woodburn Drive; thence with Woodburn Drive
N. 58-38 E. 130 feet to the point of beginning.

DERIVATION: This being the same property conveyed to the Mortgagor
herein by virtue of a deed from Alvin Luther Vaughn and Melba K.
Vaughn recorded in the R.M.C. Office for Greenville County in Deed
Book 807 at Page 126 on October 4, 1966.

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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);