

Mortgage of Real Estate

County of GREENVILLE GREENVILLE FILED

THIS MORTGAGE is dated JUN 9 2 35 PM '83 June 3 1983

THE "MORTGAGOR" referred to in this Mortgage is ROBERT H. THACKSTON

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 8, Simpsonville, South Carolina 29681

THE "NOTE" is a note from to Mortgagee in the amount of \$4,000.00, dated June 3, 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 November 30, 1983. 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 piece, parcel or lot of land with all the buildings and improvements thereon, situate, lying and being in Austin Township, Greenville County, State of South Carolina, on the South side of S.C. Highway 296, and having according to a plat entitled "Property of M. G. Verdin," dated July 1955, prepared by C. O. Riddle, and recorded in the RMC Office for Greenville County, S.C., in Plat Book 00 at Page 498, the following metes and bounds:

BEGINNING at an iron pin in the center of S. C. Highway No. 296, which iron pin is located 308.6 feet in a southwesterly direction from the center of the intersection of the aforesaid S. C. Highway No. 296 and S. C. Highway No. 146 (also known as Scuffletown Road), and running thence S. 24-15 E., 150 feet to an iron pin at the corner of property now or formerly of M. G. Verdin; thence along the line of the M. D. Verdin property, S. 65-45 W., 200 feet to an iron pin; thence N. 24-15 W., 150 feet to an iron pin in the center of the aforesaid S. C. Highway No. 296; thence with the center of S.C. Highway No. 296, N. 65-45 E., 200 feet to the point of beginning.

This being the identical property conveyed to the mortgagor herein by deed of William T. Fowler and Joyce M. Fowler, dated November 6, 1969, recorded November 6, 1969 in Deed Book 879, at Page 13 in the RMC Office for Greenville County, S.C.

SC-9 JUN 9 1983 614

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX \$01.60

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);

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