

Mortgage of Real Estate

County of Greenville

JUN 24 1983  
RECORDED

THIS MORTGAGE is dated June 24, 1983

THE "MORTGAGOR" referred to in this Mortgage is Clyde J. Jones

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

THE "NOTE" is a note from Jones Electrical Co., Inc. (with Mortgagor as Guarantor) to Mortgagee in the amount of \$50,000.00, dated June 24, 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 December 23, 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 \$50,000.00, 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 with buildings and improvements thereon situate, lying and being on the Northwestern side of Miller Road in Austin Township, Greenville County, South Carolina, and being a part of Tract B on a plat of the property of Blake P. Garrett and David H. Garrett dated May 24, 1966, made by Carolina Engineering and Surveying Co., and recorded in the R.M.C. Office for Greenville County in Plat Book MMM, page 151, and having, according to an unrecorded plat by Carolina Surveying Co. dated August 18, 1982, the following metes and bounds, to wit:

Beginning at an iron pin on the Northwestern side of Miller Road at the joint corner of property of Windsor Park Subdivision and running thence S 65 - 20 W, 128.7 feet to an iron pin; thence continuing along said Miller Road S 55 - 11 W, 32 feet to an iron pin; thence N 29 - 57 W, 272.6 feet to an iron pin; thence N 21 - 50 E, 200.8 feet to an iron pin; thence S 30 - 15 E, 406 feet to the point of beginning.

This is a portion of the property conveyed to the Mortgagor herein by deed of Walter W. Goldsmith, as Trustee, dated July 7, 1971, recorded in the R.M.C. Office for Greenville County in Deed Book 919, Page 629, on July 8, 1971.

Mortgagee's Address:  
P. O. Box 8  
Simpsonville, S. C. 29681

STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY TAX COMMISSION  
DOCUMENTARY STAMP TAX  
08.00

STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY TAX COMMISSION  
DOCUMENTARY STAMP TAX  
12.00

4-2 JUN 24 1983 31  
4-00001

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);

