

State of South Carolina

1622-153

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE is dated August 10, 19 83

THE "MORTGAGOR" referred to in this Mortgage is Cynthia M. Reynolds

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is

P. O. Box 608, Greenville, South Carolina 29602

THE "NOTE" is a note from Russell A. Reynolds, III and Cynthia M. Reynolds to Mortgagee in the amount of \$ 38,600.00 dated August 10, 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 14, 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 \$ 38,600.00 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 situate, lying and being in the County of Greenville, State of South Carolina, on the eastern side of Sandringham Road and being known and designated as Lot No. 4 of BROADMOOR Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book RR at Page 47 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to Russell A. Reynolds, III and Cynthia M. Reynolds by deed from Double C, Incorporated recorded in the RMC Office for Greenville County in Deed Book 1085 at Page 30 on August 10, 1973. Russell A. Reynolds, III conveyed his one-half interest to Cynthia M. Reynolds by deed recorded in said RMC Office in Deed Book 1191 at Page 336 on June 29, 1983.

THIS is a second mortgage subject to that certain first mortgage to Poinsett Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1440 at Page 343 on August 10, 1973 in the original amount of \$36,263.14.

THE mailing address of the Mortgagee herein is P. O. Box 8, Simpsonville, S. C. 29681.

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).

RES 10

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