

State of South Carolina

AUG 31 1 15 PM '83

900-1623-600

DONALD S. ... MORTGAGE OF REAL ESTATE

County of GREENVILLE

THIS MORTGAGE is dated August 31, 1983

THE "MORTGAGOR" referred to in this Mortgage is Earl F. Johnston, Jr. and Mary E. Johnston

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 867, Greer, S. C., 29651

THE "NOTE" is a note from Earl F. Johnston, Jr. and Mary E. Johnston to Mortgagee in the amount of \$30,900.00, dated August 31, 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 July 31, 1990. 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 \$30,900.00, 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 the improvements thereon, Chick Springs Township, County of Greenville, State of South Carolina, located in the City of Greer at the Southeast intersection of School St., and Randall St., and being shown as part of lot number 9 on plat made for Taylor C. Cunningham and Earl F. Johnston, Jr. by Jones Engineering Service, dated July 15, 1983 and has the following courses and distances, to wit: (Plat book 9Y page 63.)

BEGINNING at an iron pin at the corner of School St., and Randall St., and running thence along the southern side of Randall St., N. 79-40 E., 73.18 feet to new pin, corner of lot heretofore conveyed to Cunningham; thence S. 12-25 E., 70.13 feet to new iron pin; thence S. 79-46 W., 73.18 feet to iron pin on the eastern side of School St.,; thence N. 12-19 W., 70 feet to the beginning corner.

This is a part of the same conveyed to the within mortgagors by W. Brady Beck et al, by deeds recorded in deed book 1093 page 59, 1093 page 61, 1093 page 64 and 1093 page 65, recorded Dec. 12, 1978.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP TAX
\$12.38

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);

