

State of South Carolina

GREENVILLE S.C.
SEP 2 10 23 AM '83
DONNIE
R.H.C.

800-1523-1034

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE is dated August 29, 1983

THE "MORTGAGOR" referred to in this Mortgage is Joel N. Brockman and Thomasena B. Brockman

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is PO Box 509, Mauldin, South Carolina, 29662,

THE "NOTE" is a note from Joel N. Brockman and Thomasena B. Brockman to Mortgagee in the amount of \$4,224.78, dated August 29, 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 February 29, 1987. 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 \$4,224.78, 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 State of South Carolina, County of Greenville, and in Austin Township, containing one (1) acre according to a revised survey of the property of Woday M. Auston by C. O. Riddle, Surveyor, dated October 3, 1956, the said plat being of record in Plat Book LL at Page 117 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin at the southeast corner of property of Christina Bates Jackson on the corner line of property now or formerly owned by L.P. Burdette line, and running thence N. 1-47 W. 158.1 feet to a point; thence S. 85-48 W. 276 feet to a point; thence S. 1-47 E. 158.1 feet to a point; thence N. 85-48 E. 276 feet to the point of beginning.

ALSO, a right-of-way for ingress and egress to the above property from the public road for a width of twenty feet, as follows: BEGINNING at a point in the middle of a public road at the point it intersects with the southeast corner of the property of Christina Bates Jackson and running thence N. 5-07 W. 20 feet to a point in the public road; thence N.85-48 E. 464.3 feet along a line parallel with the line of division of the front acre tract and the rear acre tract herein described, to the point on the L.P Burdette Line.

This being the same property conveyed to Thomas M. Bates by deed of Margaret Lenhardt on October 29, 1956, in Deed Book 565 at Page 456. The said Thomas M. Bates died intestate on January 14, 1961, leaving Christina Jackson and Thomasena Brockman as his sole heirs at law. (See Greenville County Probate Apartment 755, file 9) Christina Brockman conveyed her interest in said property to Joel N. Brockman by deed dated March 23, 1963, recorded in Deed Book 719 at Page 358 on April 1, 1963.

SC710 1 SE 283 711

STATE OF SOUTH CAROLINA
DEED RECORDING TAX COMMISSION
RECORDING
STAMP
TAX
01 22 83

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);

0.954

4328-RV-2