

State of South Carolina
County of GREENVILLE
GREENVILLE, S.C.
FILED
SEP 8 3 12 PM '83
DONNIE B. R.M.C. SLEY

Mortgage of Real Estate

THIS MORTGAGE is dated August 31, 1983

THE "MORTGAGOR" referred to in this Mortgage is CURTIS D. CULPEPPER

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 248, Columbia, South Carolina 29202.

THE "AGREEMENT" is a Credit Reserve Account Agreement dated August 31, 1983, under which Mortgagee may make certain advances of credit to CURTIS D. CULPEPPER

The Agreement and any documents renewing, extending or modifying it and any items or documents evidencing future advances are all referred to as the "Agreement" and are considered to be a part of this Mortgage. The amount of debt secured by this Mortgage, including the outstanding amount advanced and the Agreement and all Future Advances under paragraph 13, below, shall at no time exceed \$ 15,000, 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 Agreement will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as may be provided in the Agreement.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Agreement; (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 Agreement 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, with the buildings and improvements thereon, lying and being on the Northeasterly side of East Welborn Street, near the City of Greenville, SC, being shown as Lot No. 48 on the plat of Anderson Street High-lands as recorded in the RMC Office for Greenville County, SC, in Plat Book "J", Page 157, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeasterly side of East Welborn Street, which pin is 100 feet Northwest of the Northerly corner of the intersection of East Welborn Street and Hodges Street and is the joint front corners of Lots Nos. 47 and 48; and running thence along the joint line of said Lots N. 42-40 E. 150 feet to an iron pin; thence N. 47-20 W. 50 feet to an iron pin, joint rear corner of Lots Nos. 48 and 49; thence along the joint line of Lots Nos. 48 and 49 S. 42-40 W. 150 feet to an iron pin on the Northeasterly side of East Welborn Street; thence along the Northeasterly side of said Street, S. 47-20 E. 50 feet to the point of beginning.

Derivation: William W. Pulliam, Deed Book 562, at Page 270, recorded September 29, 1956.

STATE OF SOUTH CAROLINA
RECORDING COMMISSION
PROPERTY DOCUMENTARY
SEP-08 1983
STAMP TAX \$ 06.00
55.1133

400 3 921A01

0706

4328-172

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);