

State of South Carolina

Mortgage of Real Estate

County of Greenville

1526 685

THIS MORTGAGE is dated September 14, 19 83

THE "MORTGAGOR" referred to in this Mortgage is Robert Ravan

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 Robert Ravan to Mortgagee in the amount of \$4,500.00, dated September 14, 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 March 15, 19 84. 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 \$ 4,500.00, 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 lying, being and situate in the County and State aforesaid, and on the South side of Harrison Bridge Road (S.C. 23-542), containing in the aggregate two (2.0) acres, more or less, and designated as "Tract No. 2" on a plat entitled "Property of Carl L. Putnam" prepared by Freeland and Associates, Engineers, on January 2, 1980, and having, according to this plat the following metes and bounds, to-wit:

BEGINNING at a railroad spike in the center of the Harrison Bridge Road (S.C. 23-542), at a point approximately 1,671.78 feet northwest of intersection of said Harrison Bridge Road with Fairview Road; thence with center of Harrison Bridge Road S. 72-36 E. 201.78 feet to a railroad spike, joint corner with other property of the Grantor; thence leaving the road, and crossing an iron pin 33 feet S. 16-34 W. from spike in center of road, and running with the joint line of other property of the Grantor S. 16-34 W. 448.72 feet to a new iron pin, joint corner with other property of the Grantor and T. Wayne and Mary H. Crolley; thence with Crolley line, N. 64-03 W. 204.49 feet to an old iron pin on Crolley line, joint back corner with tract No. 1 this day being conveyed to Frances D. Billings; thence with the joint line of Tract No. 1 N. 16-34 E. crossing an iron pin at 33 feet from spike, a total distance of 418.30 feet to a railroad spike in the center of the Harrison Bridge Road, the beginning point.

This being the same property conveyed to the mortgagor by deed of Carl L. Putman recorded in the RMC Office for Greenville County, S.C. in Deed Book 1119 at Page 609 on January 28, 1980.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S.C. ON SEP 21 1983

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);

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