

State of South Carolina

FILED
GREENVILLE

1630 887

Mortgage of Real Estate

County of GREENVILLE

2 17 PM '83
DONNIE
R.M.C.

THIS MORTGAGE is dated October 13, 1983

THE "MORTGAGOR" referred to in this Mortgage is GEORGE H. THEIS and JOANNE C. THEIS

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 608, Greenville, S.C., 29602

THE "NOTE" is a note from GEORGE H. THEIS and JOANNE C. THEIS to Mortgagee in the amount of \$7,908.80, dated October 13, 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 September 13, 1986. 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 \$7,908.80, 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 improvements thereon, situate, lying and being in the Piedmont Manufacturing Company Village in or near the Town of Piedmont, Greenville County, S.C., and being more particularly described as Lot No. 106, Section 4, as shown on plat entitled "Property of Piedmont Mfg. Co., Greenville County", made by Dalton & Neves, February, 1950; Sections 3 and 4 of said plat are recorded in the RMC Office for Greenville County in Plat Book Y at Pages 2-5, inclusive, and Pages 6-9, inclusive, respectively. According to said plat, the within described lot is also known as No. 14 Spring Street and fronts thereon 93 feet.

This being the identical property conveyed to the Mortgagors herein by deed of Sandra Diane Powell dated November 12, 1979, and recorded November 20, 1979, in the RMC Office for Greenville County in Deed Book 1116 at Page 88.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDS & CLERK
STAMP TAX \$ 3.20

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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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