

State of South Carolina

FILED  
GREENVILLE )  
OCT 17 3 09 PM '83

BOOK 1631 PAGE 117

Mortgage of Real Estate

County of GREENVILLE )

THIS MORTGAGE is dated October 17, 1983

THE "MORTGAGOR" referred to in this Mortgage is ELLA MAE GREEN

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

THE "NOTE" is a note from L. S. Green and Ella Mae Green to Mortgagee in the amount of \$ 20,000.00, dated October 17, 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 October 17, 1988. 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 \$ 20,000.00, 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 all improvements thereon, situate, lying and being in Austin Township on the southern side of East Butler Avenue in Greenville County, South Carolina, being known and designated on a plat entitled "Property of Ella Mae Green" prepared by C. O. Riddle, dated October, 1975, and being more particularly described as follows:

BEGINNING on the southern side of East Butler Avenue at the corner of other property of Ella Mae Green and running thence S 48-04 E 150.8 feet to an iron pin; thence N 70-11 E 112.9 feet to an iron pin; thence N 48-15 W 145.0 feet to an iron pin on East Butler Avenue; thence along said Avenue, S 71-17 W 69.1 feet to an iron pin; thence S 75-07 W 46.2 feet to an iron pin at the beginning corner.

Being the same property conveyed to the mortgagor herein by deed of Frank S. Smith, recorded in the RMC Office for Greenville County on November 3, 1975 in Deed Book 1026, Page 711.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDED  
57669  
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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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