

State of South Carolina

1081-795

Mortgage of Real Estate

County of Greenville

FILED
GREENVILLE CO. S.C.
NOV 10 1 22 PM '83
DUNN S. R. M.C. RUSLEY

THIS MORTGAGE is dated November 1, 1983

THE "MORTGAGOR" referred to in this Mortgage is CHARLES DONALD STYLES and ELISE T. STYLES

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is Post Office Box 608, Greenville, South Carolina 29602

THE "NOTE" is a note from CHARLES DONALD STYLES and ELISE T. STYLES to Mortgagee in the amount of \$ 12,000.00, dated November 1, 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 November 15, 1990. 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 \$ 12,000.00, 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 tract of land, together with all improvements thereon, located, lying and being in Bates Township, Greenville County, State of South Carolina, containing 13.2 acres, more or less, and being designated as Tract 3 as shown on plat entitled "Plat of Property of Preston Hawkins Estate", dated September 27, 1968, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on a bridge where Belvue Road crosses the North Enoree River and running thence N. 0-45 W. 200.3 feet to an iron pin on the western side of the North Enoree River; thence crossing the North Enoree River N. 31-20 E. 175 feet to an iron pin on the eastern side of the North Enoree River; thence N. 9-30 E. 340 feet to an iron pin on the eastern side of the North Enoree River; thence crossing the North Enoree River and running N. 15-00 W. 290 feet to an iron pin at the corner of Tract 2 of the Preston Hawkins Estate; thence along the joint line of Tracts 2 and 3, N. 10-18 W. 469 feet to an iron pin on the western side of the North Enoree River; thence N. 15-45 E. 131 feet to an iron pin at a sycamore on the western side of the North Enoree River; thence S. 80-45 E. 785 feet along the joint line of Tracts 1 and 3 to a point on Belvue Road; thence S. 27-53 W. 213.3 feet to a point in the center of Belvue Road; thence S. 26-44 W. 1,000 feet to a point in the center of Belvue Road; thence S. 29-27 W. 300 feet to a point in the center of Belvue Road; thence S. 49-45 W. 130 feet to a point in a bridge, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of W. R. Taber recorded October 12, 1968, in the RMC Office for Greenville County, S.C., in Deed Book 854 at Page 557.

This is a second mortgage junior in lien to that mortgage given by the Mortgagors herein to The Federal Land Bank of Columbia recorded July 1, 1975, in the RMC Office for Greenville County, S.C., in Mortgage Book 1343 at Page 18, securing \$45,000.00.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SOUTH CAROLINA
GREENVILLE COUNTY
NOV 10 1983
STAMP TAX \$ 0 4 0 0

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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