

State of South Carolina

Mortgage of Real Estate 1638 1897

County of Greenville

FILED
S.C.
R.M.C.
4-17

THIS MORTGAGE is dated December 2, 19 83

THE "MORTGAGOR" referred to in this Mortgage is E. Erwin Maddrey and Nancy B. Maddrey

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 E. Erwin Maddrey, II
to Mortgagee in the amount of \$ 150,000.00, dated December 2, 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 November 26, 1984, 19. 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 \$ 150,000.00, 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 the buildings and improvements
thereon, situate, lying and being in the City of Greenville, County of
Greenville, State of South Carolina, on the Northern side of Crescent
Avenue, and known and designated as Lots 20, 21 and 22 and a portion of
Lots 24, 25 and 26, Cagle Park Company, a plat of which is recorded in
the R.M.C. Office for Greenville County, South Carolina, in Plat Book
"C" at page 238; also the Western portion of Lot 25, according to a plat
of Crescent Terrace which is recorded in the R.M.C. Office for Greenville
County, South Carolina, in Plat Book E at page 137 and having, according
to a survey and plat made by Dalton and Neves, Engineers, dated August,
1937, and recorded in the R.M.C. Office for Greenville County, South
Carolina, in Plat Book SSS at page 398, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Crescent Avenue (formerly
Mills Avenue) 259 feet from the Northwestern intersection of Crescent
Avenue and Capers Street, and running thence N. 5-10 W. 331 feet to an
iron pin; thence S. 89-32 W. 19.6 feet to an iron pin, the Eastern line
of Lot No. 24; thence along the Eastern side of Lot No. 24, N. 5-10 W.
10.2 feet to an iron pin; thence S. 89-07 W. 173.1 feet to an iron pin;
thence S. 0-10 W. 32 feet to an iron pin, the rear joint corner of Lots
Nos. 19 and 20; thence along the joint line of said lots, S. 0-23 W.
260.9 feet to an iron pin in the line of Crescent Avenue; thence along
the curve line of Crescent Avenue, S. 62-52 E. 18.7 feet to a point;
thence S. 67-16 E. 51.3 feet to a point; thence S. 77-35 E. 70 feet to a
point; thence S. 89-17 E. 69.6 feet to a point; thence N. 84-35 E. 23.8
feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of
James C. Ryan, Jr. dated December 15, 1975 and recorded in the R.M.C.
Office for Greenville County, South Carolina, on December 15, 1975 in
Deed Book 1028 at Page 753.

400
21801

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).

7
5
00
0

1638-1897