

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

UNRECORDED  
DEC 14 9 25 AM '83  
R.H.C. BLEY

11639-721

THIS MORTGAGE is dated December 13, 1983

THE "MORTGAGOR" referred to in this Mortgage is Fred L. Sweeney and Shirley A. Sweeney

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P.O. Box 608, North Hills Branch, Greenville, South Carolina 29602

THE "NOTE" is a note from Fred L. Sweeney and Shirley A. Sweeney to Mortgagee in the amount of \$15,000.00, dated December 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 December 13, 1991. 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 \$15,000.00, 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 certain piece, parcel, or lot of land with all improvements thereon, or hereinafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville at the Northeastern corner of the intersection of Fairfield Road and Maggie Drive, in Gantt Township, being shown as Lot No. 3, on Plat of Fairfield Place, recorded in Plat Book 88, at page 141, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northern side of Fairfield Road, at the joint front corner of Lots 2 and 3; thence with the line of Lot No. 2, N. 36-10 W. 171.2 feet to pin in line of Lot 5; thence with line of Lot No. 5, S. 53-50 W. 100 feet to pin on Maggie Street, thence with Maggie Street S. 36-10 E. 143.7 feet to pin; thence with the curve of Maggie Street and Fairfield Road, the chord of which is No. 79-02 E. 29.3 feet to pin on Fairfield Road; thence with Fairfield Road N. 53-07 E. 80.3 feet TO THE BEGINNING.

This being the same property conveyed unto the Mortgagors herein by deed of Maggie Diamond King, recorded on January 25, 1963 in Deed Book 715, at page 209, in the R.H.C. Office for Greenville County, South Carolina.

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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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