

Mortgage of Real Estate

County of

GREENVILLE S.C.

THIS MORTGAGE is dated November 28, 1983

THE "MORTGAGOR" referred to in this Mortgage is R.M. Terry H. & Brenda Chambers

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is 1322 W. Poinsett St. (P. O. Box 867) Greer, SC 29652

THE "NOTE" is a note from Terry H & Brenda Chambers to Mortgagee in the amount of \$ 11,000.00, dated November 28, 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 11/28, 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 \$ 11,000.00, 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 hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, being known and designated as Lot No. 13 on plat of Forest Hills recorded in the RMC Office for Greenville County in Plat Book 888 at page 45, and according to said plat, having the following metes and bounds, to-wit:

Beginning at an iron pin at the joint rear corner of lots Nos. 4, 5, 12, & 13, and running thence along the line of lot No. 2, N. 36-44 W. 175 feet to Bridgewood Avenue; thence along Bridgewood Avenue S. 53-16 W. 100 feet to the joint front of corner of lots Nos. 13 and 14; thence along the line of lot No. 14 S. 36-44 E. 175 feet to the joint rear corner of lots Nos. 3, 4, 13 and 14; thence along the line of lot No. 4, N. 53-16 E. 100 feet to the point of beginning.

This being the same lot conveyed to Mortgagors by deed of Mary Jo Austin dated the 24th day of February, 1978 and recorded in Deed Book 1074 at Page 199 in the RMC Office for Greenville County.

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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).