

State of South Carolina

County of Greenville

GREENVILLE REC. SEC.

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Mortgage of Real Estate

THIS MORTGAGE is dated December 5, 19 83

THE "MORTGAGOR" referred to in this Mortgage is Maude Jenkins

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 608 Highway 25 at White Horse Road, Greenville, S. C. 29602

THE "NOTE" is a note from Maude Jenkins to Mortgagee in the amount of \$ 25,000.00, dated December 5, 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 December 19, 19 90. 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 \$ 25,000.00, 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 constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the South side of Georgia Road and being shown and designated as Lot No. 4 on a Plat of Woodmont Estates made by C. O. Riddle, Surveyor, dated June 30, 1972, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-R at page 40, reference to which is craved for the metes and bounds and a description thereof, and is hereby conveyed subject to rights of ways, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property. The within described property contains 2.13 acres, more or less, excluding the road.

THIS is the same property conveyed to the mortgagor by deed of Joel S. and Betty Sue Anderson, dated February 11, 1976 and recorded in Deed Book 1031, page on 535, in the R.M.C. Office of Greenville County, South Carolina.

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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