

State of South Carolina

FILED  
GREENVILLE CO, S.C.  
DEC 30 4 19 PM '83  
DONALD R. M. C. LEELEY

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE is dated December 30, 1983

THE "MORTGAGOR" referred to in this Mortgage is Leroy Herring and Sharon Lynn Herring

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 248, Columbia, South Carolina 29202.

THE "AGREEMENT" is a Credit Reserve Account Agreement dated December 30, 1983, under which Mortgagee may make certain advances of credit to Leroy Herring and Sharon Lynn Herring. The Agreement and any documents renewing, extending or modifying it and any items or documents evidencing future advances are all referred to as the "Agreement" and are considered to be a part of this Mortgage. The amount of debt secured by this Mortgage, including the outstanding amount advanced and the Agreement and all Future Advances under paragraph 13, below, shall at no time exceed \$ 17,500, 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 Agreement will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as may be provided in the Agreement.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Agreement; (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 Agreement 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 in the City of Mauldin, County of Greenville, State of South Carolina, on Pinehurst Drive, being shown and designated as Lot No. 76, on plat of Peachtree Terrace, Section 2, recorded in the RMC Office for Greenville County, S.C., in Plat Book "BBB," at Page 154.

This being the same property conveyed to the Mortgagors by deed of Everett E. Stone and Ellen M. Stone and recorded in the RMC Office on May 22, 1978, in Deed Book 1079 at Page 582.

The within mortgage is subject to a mortgage given by Mortgagors to Carolina National Mortgage Investment Co., Inc. in the original amount of \$40,900 and recorded in the RMC Office for Greenville County on May 22, 1978, in Volume 1432 at Page 718.

5CTO --- 1 DEC 30 83 680

22122  
STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
DEC 30 '83  
07.00  
P.B. 11218

4.00CT

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);

0143

14328-RV-2