

Mortgage of Real Estate

County of Greenville GREENVILLE CO S.C.)

FILED
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THIS MORTGAGE is dated January 5, 1984

THE "MORTGAGOR" referred to in this Mortgage is WILLIAM H. FOWLER and JOYCE A. FOWLER

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 608, Greenville, SC 29602

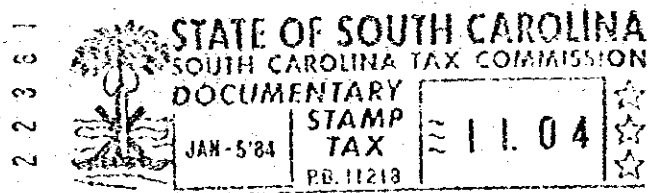
THE "NOTE" is a note from WILLIAM H. FOWLER and JOYCE A. FOWLER to Mortgagee in the amount of \$ 27,564.48, dated January 5, 1984. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is January 4, 1992. 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 \$ 27,564.48, 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, situate, lying and being in Greenville County, S.C., and being the greater portion of Lot No. 1 of property shown on plat of C. P. Phillips Estate prepared by C.C. Jones Engineers, dated April 1964, and recorded in the RMC Office for Greenville County, S.C., in Plat Book FFF at Page 151 and having, according to a more recent plat prepared by Piedmont Engineers & Architects entitled "Property of William T. Taylor", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Brushy Creek Road on the far northern corner of Lot No. 1 and running thence with the edge of Brushy Creek Road S. 36-59 E. 90 feet to a point; thence S. 58-55 W. 179 feet to a point on the joint rear line of Lots Nos. 1 and 6; thence N. 30-55 W. 90 feet to an iron pin; thence N. 59-05 E. 169.6 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Jimmy L. Stephens recorded May 13, 1977, in the RMC Office for Greenville County, S.C., in Deed Book 1056 at Page 532.



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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