

Mortgage of Real Estate

County of GREENVILLE GREENVILLE COUNTY, S.C.

THIS MORTGAGE is dated May 1 2 1984, 1984

THE "MORTGAGOR" referred to in this Mortgage is Ward S. Stone, Jr.

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

THE "NOTE" is a note from Ward S. Stone, Jr.

to Mortgagee in the amount of \$40,000.00, dated May 1, 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 April 28, 1985. 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 \$40,000.00, 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 the buildings and improvements thereon in the State of South Carolina, County of Greenville, in the City of Greenville, on the Eastern side of Capers Street, being known and designated as Lot 64 as shown on a plat of Crescent Terrace, recorded in the RMC Office for Greenville County, South Carolina in Plat Book E at page 137, reference being made to said plat for the metes and bounds thereof.

This being the same as that conveyed to Ward Stone, Jr., by deed of Augusta Road Baptist Church being dated and recorded concurrently herewith.

At the option of the Mortgagee, the indebtedness secured by this Mortgage shall become due and payable if, without the written consent of the Mortgagee, the Mortgagor shall convey away the mortgaged premises, or if the title shall become vested in any other person in any manner whatsoever other than by death of the Mortgagor. It is understood and agreed that in consideration for the consent of the Mortgagee to any transfer of title to the mortgaged premises, the Mortgagee at its option may charge a loan transfer fee and/or require changes in the rate of interest, term of loan, monthly payments of principal and interest and other terms and conditions of this Mortgage and/or the Note secured hereby.

SC10 -----3 MY01 84 090

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
RECEIVED BY
MAY 1 1984
STAMP
TAX \$16.00

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):

0.29

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