

State of South Carolina

VOL 1661 #592

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE is dated May 8th, 19 84

THE "MORTGAGOR" referred to in this Mortgage is David C. Swaynghan and Ovialeen H. Swaynghan

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 David C. Swaynghan to Mortgagee in the amount of \$8,829.63, dated May 8th, 19 84. 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 May 8th, 19 88. 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 \$8,829.63, 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.

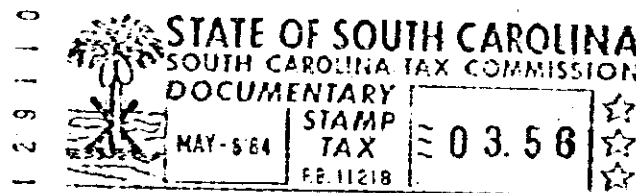
THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other 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 piece, parcel, or tract of land in Paris Mountain Township, County of Greenville, State of South Carolina, along the Ruthledge Lake Road, containing 12.47 acres, more or less, and having, according to a plat prepared by Terry T. Dill, RLS, dated November 14th, 1979, the following metes and bounds, to-wit:

BEGINNING at a point in Ruthledge Lake Road, which point is 490 feet southeast from an old iron pin on a branch, and running thence with said road N. 03-31 E. 100 feet to a point in the center of said road; thence continuing with the center of said road, N. 13-47 E. 277 feet to a point in the center of said road; thence N. 08-51 E. 347 feet to a point in the center of said road; thence N. 14-21 E. 173. feet to a point in said road; thence S. 39-48 E. 33.9 feet to an iron pin; thence S. 39-48 E. 1063. feet to an iron pin; thence S. 34-40 W. 538 feet to an iron pin; thence N. 55-04 W. 664 feet to an iron pin; thence N. 55-04 W. 37 feet to a point in the center of Ruthledge Lake Road, the point of beginning.

This is the same property conveyed to David C. Swaynghan and Ovialeen H. Swaynghan by Doris Blakeney, Sybil Ferguson, Judy Wilson and S. Thomas McCrary by Deed recorded in the RMC Office for Greenville County, South Carolina, which deed is recorded in Deed Book 12/2 at Page 180, on May 8, 1984.

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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);