

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

RECORDED
GREENVILLE S.C.
JUL 3 11 25 PM '84
DONALD W. WATSON

THIS MORTGAGE is dated July 3, 1984

THE "MORTGAGOR" referred to in this Mortgage is Linda Darby Hufstetler and William C. Hufstetler

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 July 3, 1984, under which Mortgagee may make certain advances of credit to William C. & Linda D. Hufstetler. 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 \$ 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 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 piece, parcel or lot of land situate, lying and being on the southeast side of a county road in Greenville County, South Carolina, near the Ware Place, containing 1 acre, more or less, and having the following metes and bounds, according to a plat recorded in the R.M.C. Office of Greenville County, South Carolina, in Plat Book VV, at Page 89.

BEGINNING at a nail in cap in the center of a County Road, and running thence with the center of said road N. 63-06 E. 230 feet to a nail in cap in center of said road; thence S. 1-21 E. 303.5 feet to a point; thence S. 68-06 W. 121.5 feet to a point; thence N. 21-54 W. 264 feet to the point of beginning, and being the same land conveyed to Linda Darby Hufstetler by David Eldridge Darby by deed dated May 11, 1961, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 673 at Page 438, with a one-half (1/2) interest conveyed to William C. Hufstetler by Linda Darby Hufstetler by deed dated March 28, 1962, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 695 at Page 216.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
1983-84 TAX \$ 12.00
B. 11215

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);

975

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