

State of South Carolina

1681 414

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE is dated September 5, 1984

THE "MORTGAGOR" referred to in this Mortgage is John N. Walker and Patricia C. Walker

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is Post Office Box 608, Greenville, South Carolina 29602

THE "NOTE" is a note from John N. Walker and Patricia C. Walker to Mortgagee in the amount of \$ 91,000.00, dated September 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 on demand, 19__. 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 \$ 91,000.00, 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.

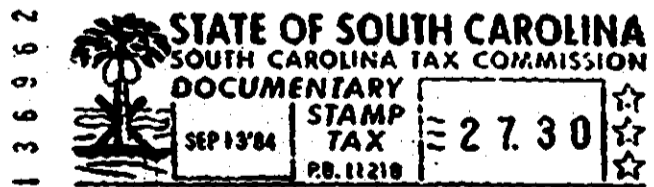
THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other 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 tract of land, located, lying and being in the County of Greenville, State of South Carolina, containing 2.6 acres, more or less, as shown on plat entitled "Survey for Wilson Farms Company", dated February 24, 1981, prepared by Williams and Plumblee, Inc., recorded in the Greenville County RMC Office in Plat Book 8-I at Page 88, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of the right-of-way of S.C. Highway 414 at the joint front corner of the within tract and other property now or formerly of Wilson Farms Company, and running thence, along the centerline of said right-of-way N. 67-06 E., 357.3 feet to a nail and cap; thence running N. 67-49 E., 70.6 feet to a nail and cap; thence running N. 69-36 E., 96.3 feet to a nail and cap; thence running N. 72-25 E., 106.3 feet to a nail and cap in the centerline of said right-of-way; thence turning and running S. 6-22 E., 289.7 feet to an old iron pin; thence turning and running S. 74-24 W., 217.5 feet to an old iron pin; thence turning and running N. 74-17 W., 424.3 feet to a nail and cap in the centerline of the right-of-way of S.C. Highway 414, the point and place of BEGINNING.

This is the identical property conveyed to John N. Walker and Patricia C. Walker herein by deed of Wilson Farms Company, A General Partnership, recorded herewith. Wilson Farms received title by deed recorded in Book 1140, Page 821, R.M.C. office of Greenville County.

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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);