

Mortgage of Real Estate

County of Greenville

FILED
GREENVILLE CO. S.C.
DEC 14 10 01 AM '84
DONNIE S. BANKERSLEY
R.M.C.

THIS MORTGAGE is dated December 13, 1984

THE "MORTGAGOR" referred to in this Mortgage is JOE M. RAMSEUR

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

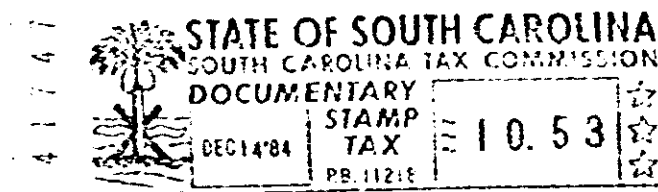
THE "NOTE" is a note from Southland Development Co., Inc., and James D. Faulkner to Mortgagee in the amount of \$ 35,010.53, dated December 13, 1984. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is on demand, ~~XXXX~~. 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 \$ 35,010.53, 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, together with all improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Western side of Parkins Mill Court, and being shown and designated as Lot No. One (1) on plat of Parkins Mill Court, dated May, 1984, prepared by Dalton & Neves Co., Inc., Engineers, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 10-M, at Page 30, reference to said plat being hereby craved for a metes and bounds description thereof.

This is the identical property conveyed to the Mortgagor herein by deed of Ramwood, A General Partnership, dated December 13, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1228, at Page 762, on December 14, 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);

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