

State of South Carolina

VOL 1696 PAGE 182

County of GREENVILLE

FILED  
GREENVILLE CO. S.C. Mortgage of Real Estate

THIS MORTGAGE is dated December 28, 1984

DEC 28 10 55 AM '84  
BONNIE S. WINKERSLEY  
R.M.C.

THE "MORTGAGOR" referred to in this Mortgage is CARL D. BLYTH, SR.

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 CARL D. BLYTH, SR. to Mortgagee in the amount of \$100,000.00, dated July 1, 1983. 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 July 1, 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 \$100,000.00, 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 these certain pieces, parcels or lots of land, together with buildings and improvements thereon, situate, lying and being on the south side of Roe Ford Road (S. C. Highway 88) in Greenville County, South Carolina, being shown and designated as Lots 60, 61, 62 and 63 on plat of Stratford Forest dated February 25, 1957, prepared by Piedmont Engineering Service and recorded in Plat Book KK, Page 89, Greenville County R.M.C. Office and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at the point of intersection of the southern right-of-way of Roe Ford Road with the eastern right-of-way of Kensington Road, and running thence with the southern right-of-way of Roe Ford Road N. 54-24 E. 166 feet to a point; thence N. 60-42 E. 180 feet to a point; thence N. 69-01 E. 100 feet to a point; thence N. 74-33 E. 100 feet to a point; thence N. 82-25 E. 100 feet to a point; thence N. 87-44 E. 100 feet to a point at the joint front corners of Lots 59 and 60; thence with the joint line of Lots 59 and 60 S. 9-30 E. 276.2 feet to an iron pin at the joint rear corners of Lots 59, 60, 46 and 47; thence with the rear lot lines of Lots 46, 45, 44 and 43 S. 72-40 W. 718.4 feet to an iron pin on the eastern right-of-way of Kensington Road at the joint front corners of Lots 43 and 63; thence with the eastern right-of-way of Kensington Road N. 5-52 W. 101.9 feet to a point; thence N. 14-28 W. 127.5 feet to the POINT OF BEGINNING.

AND being a portion of the property conveyed to the Mortgagee herein by deed of the Peoples National Bank of Greenville, SC as agent for Furman University, recorded September 1, 1967 in Deed Book 827, Page 423, Greenville County R.M.C. Office.

THIS mortgage is given as substituted collateral in place of the mortgage previously given by Carl D. Blyth, Sr. to Bankers Trust of South Carolina dated July 1, 1983, recorded July 7, 1983 in Mortgage Book 1615 at Page 15, covering property adjoining the property herein conveyed.

42534  
STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP TAX  
DEC 28 '84  
30.00  
RS 11213

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);

