

State of South Carolina

FILED
GREENVILLE S.C.
MAY 20 12 11 '83

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Mortgage of Real Estate

County of

GREENVILLE

THIS MORTGAGE is dated May 20th, 19 83

THE "MORTGAGOR" referred to in this Mortgage is John H. & Jane C. Lippard

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

THE "NOTE" is a note from John H. Lippard to Mortgagee in the amount of \$ 30,000.00, dated May 20th, 19 83. 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 20th, 19 91. 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 \$ 30,000.00, 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 containing 16.5 acres, more or less, in the State of South Carolina, County of Greenville, situate on the northern side of S. C. Highway 129, as shown on plat of property of Fred C. Garton, dated March 17, 1973, prepared by Carolina Carolina Engineering & Surveying and recorded in the RMC Office for Greenville County, S. C. in Plat Book 6N, at Page 72, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of S. C. Highway 129, at the joint front corner of property now or formerly of Wingard and the premises herein described and running thence with the line of property now or formerly of Wingard, the following courses and distances: N. 15-02 W. to an iron pin; thence N. 20-22 W. 315 feet to an iron pin; thence N. 56-27 W. 205 feet to an iron pin; thence N. 10-06 W. 258 feet to an iron pin; thence N. 30-06 E. 113.8 feet to an iron pin at Poplar; thence N. 24-42 W. 397 feet to an iron pin; thence N. 2-40 E. 80 feet to an iron pin at the joint corner of property now or formerly of Wingard and property now or formerly of Rice Corp.; thence with the line of property now or formerly of Rice Corp., the following courses and distances: S. 75-06 E. 994 feet to an iron pin; thence S. 18-58 W. 1,126.4 feet to an iron pin on the northern side of S. C. Highway 129; thence with the northern side of S. C. Highway 129, N. 73-02 W. 184.8 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Max M. Rice, dated April 6, 1979 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1100, at Page 63, on April 6, 1979.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
MAY 20 83
12.00

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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);