

State of South Carolina

FILED
GREENVILLE S.C.

Mortgage of Real Estate 1618 258

County of GREENVILLE

JUL 29 10 57 AM '83

DONNIE S. PARKERSLEY

THIS MORTGAGE is dated JUL 29, 19 83

THE "MORTGAGOR" referred to in this Mortgage is Leslie Phillips Hungerford and Stella M. Hungerford

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 698 Greenville, South Carolina 29602

THE "NOTE" is a note from Leslie Phillips Hungerford and Stella M. Hungerford to Mortgagee in the amount of \$85,000.00, dated July 29, 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 _____, 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 \$_____, 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 in Greenville County, State of South Carolina, on the western side of Byrd Boulevard, in the City of Greenville, being shown and designated as Lot #137, on a Plat of Traxler Park, recorded in Plat Book F at Pages 114 and 115 and having, according to said Plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Byrd Boulevard at the joint front corner of Lots 137 and 138, and running thence with the line of Lot #138 S. 66-43 W, 324.2 feet to a pin; thence S. 41-24 E, 73.64 feet to a pin at rear corner of Lot #136; thence with the line of Lot #136 N. 66-43 E, 301.4 feet to a pin on Byrd Boulevard; thence with the western side of Byrd Boulevard N. 29-17 W, 70 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by deed of Rudolph Kodis and Elizabeth Kodis to be recorded herewith.

RECORDED IN PLAT BOOK F PAGE 114 AND 115
JUL 29 1983
34.00

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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):

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