

State of South Carolina

VOL 1639 PAGE 598

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE is dated November 30, 1983

THE "MORTGAGOR" referred to in this Mortgage is Bruce R. and Susan S. Hampton

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is Greenville, S. C.

THE "NOTE" is a note from Bruce R. and Susan S. Hampton to Mortgagee in the amount of \$ 30,000.00, dated November 30, 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 May 29, 1984. 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 lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 604, on a plat of Sugar Creek, Map I, Section 3, recorded in the R.M.C. office for Greenville County in Plat Book 9F at Page 35, and having, according to a more recent survey prepared by Freeland and Associates, dated November 29, 1983, entitled "Property of Bruce R. Hampton and Susan S. Hampton", the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 604 and 605 and running thence N. 13-10 W. 150.00 feet to an iron pin; thence running with the line of Lot 593 N. 77-37 E. 91.68 feet to an iron pin; thence running with the line of Lot 603 S. 17-16 E. 146.60 feet to an iron pin; thence turning and running with West Shallowstone Road S. 74-47 W. 69.85 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of M. G. Proffitt, Inc., dated November 30, 1983 and recorded in Deed Book 1201 at Page 720.

THIS mortgage is junior in lien to that certain mortgage in favor of Bankers Mortgage Corporation, dated November 30, 1983 and recorded in the R.M.C. Office for Greenville County in R.E.M. Book 1637 at Page 805 in the original amount of \$95,000.00.

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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).

NOTICE

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