

State of South Carolina

Vol 1848 p 406

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE is dated February 17, 1984

THE "MORTGAGOR" referred to in this Mortgage is Hamlin Beattie as Trustee

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is PO Box 608 Greenville, SC 29602

THE "NOTE" is a note from Hamlin Beattie

to Mortgagee in the amount of \$ 75,000.00, dated February 17, 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 August 14, 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 \$ 75,000.00, 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Cleveland Township, being shown as Lot 41, Section A, Paris Mountain Caesar's Head Company Property, as shown on plat made by R.E. Dalton, October, 1924, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "G", at Page 123, and further described as follows:

BEGINNING at an iron pin on the southern side of Southside Drive at the joint front corner of Lots 43 and 41, and running thence with the joint line of said lots and crossing an iron pin, S. 19-20 E. 170 feet, more or less, to an iron pin; thence in a southeasterly direction 42 feet to an iron pin at joint rear corner of Lots 41 and 39; thence with the joint line of said lots, N. 0-23 W. 170 feet, more or less, crossing an iron pin, to an iron pin; thence along the southern side of Southside Drive, N. 89-23 W. 50 feet to an iron pin; thence continuing with said Drive, S. 78-49 W. 50 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Lawrence Craig Childs dated May 12, 1978, and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 1080, at Page 959.

RECORDED IN SOUTH CAROLINA
DOCUMENTARY
STAMP TAX \$ 30.00

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);