

State of South Carolina

V. 1043 479

Mortgage of Real Estate

County of GREENVILLE GREENVILLE COUNTY, S.C.

THIS MORTGAGE is dated February 13, 1984

THE "MORTGAGOR" referred to in this Mortgage is Merita B. Sarrett

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is Post Office Box 608, Greenville, South Carolina, 29602

THE "NOTE" is a note from James L. Sarrett and Merita B. Sarrett

to Mortgagee in the amount of \$25,000.00, dated February 13, 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 February 20, 1992. 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 \$25,000.00, 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 piece, parcel or lot of land situate, lying and being in Chick Springs Township, in the County of Greenville, State of South Carolina, on the western side of Sandy Flat Road about three miles northwest of the Town of Greer, and known as a part of the Gray property, and being more particularly described as follows:

BEGINNING at a stake, a new corner, and running thence S. 47-24 E. 472.5 feet to a stake; thence S. 34-36 W. 325 feet to a stake; thence S. 7-15 E. 335 feet to an iron pin on the line of R. L. Wynn; thence N. 40-48 E. 542 feet to an iron pin; thence S. 47-24 E. 120 feet to an iron pin; thence N. 21-03 E. 1,199 feet in the said Sandy Flat Road leading to Greer; thence up said Road N. 66 W. 332 feet to a stake on the Road bank; thence S. 23 W. 300 feet to a stake; thence N. 69 W. 216 feet to a stake on the new line; thence with said line S. 33-30 W. 626 feet to a stake, the beginning corner.

This is the identical property conveyed to Merita B. Sarrett by deed of Arthur Lee Brown dated 4/25/83 and recorded in the R.M.C. Office for Greenville County 4/26/83 in Deed Book 1187 at Page 109.

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STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX \$10.00

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);

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