

State of South Carolina)

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE is dated March 29, 1984, 19 84

THE "MORTGAGOR" referred to in this Mortgage is CLEMMON N. SMITH

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

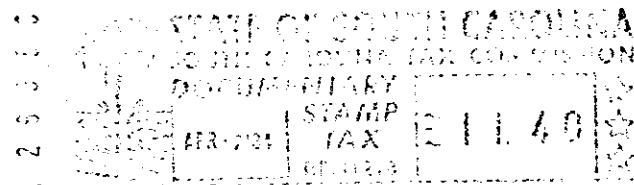
THE "NOTE" is a note from Clemmon N. Smith to Mortgagee in the amount of \$28,500.00, dated March 30, 1984. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is March 29, 1994. 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 \$ 28,500.00, 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, together with all improvements thereon, situate, lying and being on the Northeastern side of Pendleton Street, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated on plat entitled "Property of Clemmon N. Smith," dated March 29, 1984, prepared by R. B. Bruce, RLS, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 10-L, at Page 44, and having, according to said plat, the following metes and bounds:

BEGINNING at a nail and cap on the Northeastern side of Pendleton Street, at the joint front corner of the premises herein described, and property now or formerly of Bessie A. Siachos, and running thence with the Northeastern side of Pendleton Street, the following courses and distances: N. 70-30 W. 73.95 feet to a nail and cap; thence N. 62-55 W. 23.9 feet to a nail and cap at the intersection of Pendleton Street and Academy Street; thence with the intersection of said streets, the following courses and distances: N. 21-14 E. 2.0 feet to a nail and cap; thence N. 43-40 W. 20.25 feet to a nail and cap; thence N. 12-45 W. 20.0 feet to a nail and cap; thence N. 16-42 E. 19.65 feet to a nail and cap on the Southeastern side of Academy Street; thence with the Southeastern side of Academy Street, the following courses and distances: N. 41-44 E. 29.9 feet to a nail and cap; thence N. 44-43 E. 107.8 feet to a nail and cap at the corner of the premises herein described and property now or formerly of Julian E. Harmon; thence with the line of property now or formerly of Julian E. Harmon, S. 70-49 E. 69.65 feet to an iron pin at the joint rear corner of the premises herein described and property now or formerly of Bessie A. Siachos; thence with the line of property now or formerly of Siachos, the following courses and distances: S. 18-49 W. 40.0 feet to an iron pin; thence S. 19-30 W. 136.45 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Grace Steele Prevost, dated March 30, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1209, at Page 622, on April 2, 1984.



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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