

State of South Carolina

FILED
GREENVILLE S.C.

NOV 11 1983

County of GREENVILLE

GREENVILLE S.C. Mortgage of Real Estate
DUNN R.M.C.

THIS MORTGAGE is dated November 11, 1983.

THE "MORTGAGOR" referred to in this Mortgage is Mary Jane F. Lawrence

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 Mary Jane F. Lawrence and James R. Lawrence to Mortgagee in the amount of \$ 49,000.00 dated November 10, 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 November 11, 1988. 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 \$ 49,000.00 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 building and improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina on the Eastern side of Cleveland Street, being known and designated as Lot No. 4 on a plat prepared by Pickell & Pickell, Engineers, dated March 16, 1961, revised March, 1963, entitled "Property of Walter L. Pickell, Jr.," and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Eastern side of Cleveland Street, which iron pin is 249.3 feet, more or less, from the center line of University Ridge, and running thence N. 86-06 E. 69 feet to a point; thence N. 78-00 E. 71 feet to an iron pin; thence S. 1-35 E. 48 feet to an iron pin; thence N. 89-45 W. 138.5 feet to an iron pin on the Eastern side of Cleveland Street; thence N. 0-05 W., 4.2 feet to a point; thence N. 3-57 W. along Cleveland Street 25 feet to an iron pin, the beginning corner.

This is a portion of the property conveyed unto Mortgagor herein by Deed of Miriam W. Pickell, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1018 at Page 19 on the 9th day of May, 1975.

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RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SOUTH CAROLINA
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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):