

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

FILED
GREENVILLE CO. S.C.
MAR 16 2 16 PM '84
DONALD R. TANKERSLEY
R.M.C.

THIS MORTGAGE made this 16th day of March, 1984

by DAVID L. KUNKLER

(hereinafter referred to as "Mortgagor") and given to

BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as "Mortgagee"), whose address is

P. O. Box 608, Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, DAVID L. KUNKLER

is indebted to Mortgagee in the maximum principal sum of One Hundred Fifty Thousand and no/100 Dollars (\$150,000.00), which indebtedness is evidenced by the Note of David L. Kunkler of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is one (1) year after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 150,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or tract of land, together with improvements thereon, situate, lying and being on the western side of Parkside Drive and West Avondale Drive in the City of Greenville, Greenville County, South Carolina, containing 5.95 acres and having the following metes and bounds according to plat entitled "Property of David L. Kunkler" by Freeland & Associates, Inc. dated March 14, 1984.

BEGINNING at an iron pin on the western side of West Avondale Drive at the joint corner of premises herein described and property formerly of Frances M. Hipp and running thence with the line of said Hipp property, N. 67-01 W. 10.09 feet to an iron pin; thence continuing with the line of said Hipp property, N. 85-44 W. 633.86 feet to an iron pin in the line of property now or formerly of Greenville County; thence with the line of said Greenville County property, the following courses and distances: N. 48-29 E. 343.25 feet to an iron pin; thence N. 34-09 E. 56.36 feet to an iron pin; thence N. 33-46 E. 35.54 feet to an iron pin; thence N. 1-07 E. 209.48 feet to an iron pin; thence N. 51-22 E. 256.67 feet to an iron pin; thence N. 51-32 E. 47.23 feet to an iron pin on the western side of Parkside Drive; thence with the western side of Parkside Drive, the following courses and distances: S. 12-24 E. 17.39 feet to an iron pin; thence S. 6-07 E. 25 feet to an iron pin; thence S. 3-26 W. 151.61 feet to an iron pin; thence S. 8-57 E. 117 feet to an iron pin; thence S. 46-27 E. 105.30 feet to an iron pin; thence S. 74-15 E. 56.20 feet to an iron pin; thence S. 75-46 E. 28.50 feet to an iron pin at the intersection of Parkside Drive with West Avondale Drive; thence with the western right-of-way of West Avondale Drive, the following courses and distances: S. 14-03 E. 36.50 feet to an iron pin; thence S. 16-53 W. 47 feet to an iron pin; thence S. 18-01 W. 281.24 feet to an iron pin at the point of beginning.

BEING the same property conveyed to the Mortgagor herein by Deed of Ellsworth F. Marriner and Carol J. Marriner dated March 16, 1984, to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
MAR 16 1984
60.00

LEATHERWOOD, WALKER, TODD & MANN

SC70 --- 1 MR1684 694

4.0001

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).