

1158 490

State of South Carolina

Mortgage of Real Estate

County of Greenville

FILED  
GREENVILLE CO. S.C.)  
JUN 20 11 57 AM '84  
DONNIE S. WERSLEY

THIS MORTGAGE is dated June 13, 1984

THE "MORTGAGOR" referred to in this Mortgage is Gordon O. & Marian Estes

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 248, Columbia, South Carolina 29202.

THE "AGREEMENT" is a Credit Reserve Account Agreement dated June 13, 1984, under which Mortgagee may make certain advances of credit to Gordon O. and Marian Estes

The Agreement and any documents renewing, extending or modifying it and any items or documents evidencing future advances are all referred to as the "Agreement" and are considered to be a part of this Mortgage. The amount of debt secured by this Mortgage, including the outstanding amount advanced and the Agreement 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 Agreement will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as may be provided in the Agreement.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Agreement; (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 Agreement 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 in one County of Greenville, State of South Carolina as shown by a survey for Gordon Estes, dated April 23, 1964, by Carolina Engineering & Surveying Company, and having according to said survey the following metes and bounds:

BEGINNING at an iron pin in Edwards Road and running S. 87-57 W. 334.4 feet to an iron pin; thence N. 7-15 W. 129.0 feet to an iron pin; thence N. 75-0 W. 49.5 feet to an iron pin; thence N. 23-16 W. 44.6 feet to a Poplar; thence S. 83-0 E. 429.8 feet to an iron pin on Edward Road; thence S. 4-07 W. 118.5 feet to the beginning corner. This is the same property conveyed to the Mortgagors by Deed recorded in Deed Book 747, at Page 284 in the RMC Office of Greenville County, recorded April 28, 1964.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
JUN 19 1984  
TAX  
\$ 10.00

400 3

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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);

