

MORTGAGE

THIS MORTGAGE is made this first day of April, 1975,
between the Mortgagor, Marshall V. Marchbanks

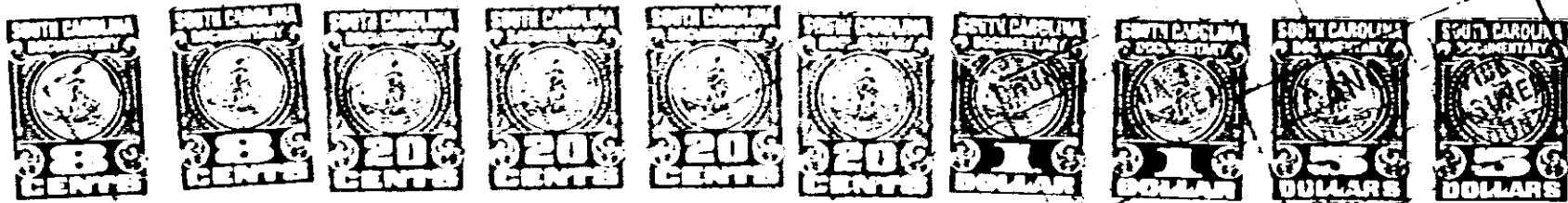
(herein "Borrower"),
and the Mortgagee, Bankers Trust of South Carolina, a corporation
organized and existing under the laws of the state of South Carolina, whose address
is Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Two Thousand Three
Hundred Fifty & 00/100--Dollars, which indebtedness is evidenced by Borrower's note of
even date herewith (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2005

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to
protect the security of this Mortgage, and the performance of the covenants and agreements of
Borrower herein contained, and (b) the repayment of any future advances, with interest thereon,
made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"),
Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns
the following described property located in the County of Greenville, State of
South Carolina:

All that piece, parcel or lot of land, with all improvements thereon,
located, lying and being in the County of Greenville, State of South
Carolina, shown and designated as Lot 279 on plat entitled "Del Norte
Estates", Section III", dated June 1, 1971 and recorded in the RMC
Office for Greenville County, S. C. in Plat Book 4N at Pages 14 and 15,
and having, according to said plat, the following metes and bounds,
to-wit:

BEGINNING at an iron pin on the southern side of Del Norte Lane at the
joint front corner of Lots 279 and 280 and running thence along the
joint line of said lots, S. 25-44 E. 175.2 feet to an iron pin at the
joint rear corner of said lots; thence S. 59-07 W. 60.0 feet to an
iron pin; thence N. 81-34 W. 72.4 feet to an iron pin at the joint rear
corner of Lots 278 and 279; running thence along the joint line of said
lots, N. 10-36 W. 171.3 feet to an iron pin on Del Norte Lane; thence
along Del Norte Lane, S. 85-28 E. 28.0 feet to an iron pin; thence
N. 76-33 E. 52.0 feet to an iron pin, the point and place of beginning.



To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with
all the improvements now or hereafter erected on the property, and all easements, rights, appur-
tenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water
stock, and all fixtures now or hereafter attached to the property, all of which, including replacements
and additions thereto, shall be deemed to be and remain a part of the property covered by this Mort-
gage; and all of the foregoing, together with said property (or the leasehold estate in the event this
Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the
right to mortgage, grant and convey the Property, that the Property is unencumbered, and that
Borrower will warrant and defend generally the title to the Property against all claims and demands,
subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future
Advances secured by this Mortgage.

C C E 3

4328 RV-2