

State of South Carolina

FILED GREENVILLE CO. S.C.

BOOK 1602 PAGE 950

County of Greenville

GREENVILLE CO. S.C. FILED MAY 5 11 10 AM '83

APR 21 11 59 AM '83 Mortgage of Real Estate

DONNIE W. WATKINSLEY R.M.C.

BOOK 1605 PAGE 513

THIS MORTGAGE is dated April 21, 19 83

THE "MORTGAGOR" referred to in this Mortgage is Marvin Coburn

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is PO Box 608 Greenville, S. C. 29602

THE "NOTE" is a note from Marvin Coburn to Mortgagee in the amount of \$ 40,000.00, dated April 21, 19 83. 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 April 15, 19 91. 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 \$ 40,000.00, 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 all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the Northwestern side of Henderson Road being known and designated as Lot No. 4 on a plat prepared by Campbell & Clarkson, dated June 14, 1968, entitled Property of Joe W. Hiller, et al., recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book PPP at Page 62 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Henderson Road at the joint front corner of Lots Nos. 3 and 4 and running thence with the line of Lot No. 4, N 34-15 W 322.98 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; thence S 55-40 W 150 feet to an iron pin at the joint rear corner of Lots Nos. 4 and 5; thence with the line of Lot No. 5, S 34-15 E 323.20 feet to an iron pin on the Northwestern side of Henderson Road; thence with the Northwestern side of Henderson Road, N 55-45 E 150 feet to the point of beginning.

This mortgage is junior in rank to the mortgage executed by the Mortgagor to Fidelity Federal Savings and Loan Association, recorded in said R.M.C. Office in Mortgage Book 1416, Page 29. (Fidelity Federal Savings and Loan Association is now American Federal Savings and Loan Association).

Being the same conveyed to the Mortgagor by deed of Joe W. Hiller, dated July 24, 1968, recorded in said R.M.C. Office in Deeds Book 849, Page 399.

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STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX APR 21 1983 \$ 16.00

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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