

State of South Carolina

FILED
GREENVILLE S.C.

1637 459

County of GREENVILLE

NOV 23 4 14 PM '83
DORRIS J. LESLEY
R.M.C.

Mortgage of Real Estate

THIS MORTGAGE is dated November 28, 1983

THE "MORTGAGOR" referred to in this Mortgage is M.G.M., Inc.

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 M.G.M., Inc. to Mortgagee in the amount of \$18,390.60, dated November 28, 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 23, 1984. 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 \$18,390.60, 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 piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, on the Northern side of State Highway 14 (formerly U. S. Highway 276) between Simpsonville and Fountain Inn, containing 2.028 acres, more or less, being shown as the property of Helen Knight Leake according to a survey and plat by C. O. Riddle, Registered Surveyor, dated July 2, 1962, recorded in Plat Book WW, at Page 318, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of the highway at the corner of property now or formerly of J. W. Buchanan and running thence N. 19-50 E. 37.5 feet to an iron pin on the right-of-way of the highway and continuing the same courses 179.15 feet to an iron pin; thence N. 76-58 W. 410.4 feet to an iron pin; thence N. 76-00 W. 44.6 feet to an iron pin at the corner of property now or formerly of Richardson; thence along the Richardson line S. 22-15 W. 135 feet to an iron pin on the right-of-way line of the highway; thence continuing same course 37.6 feet to the center of the highway; thence along the center of said highway S. 71-16 E. 459.3 feet to the beginning corner.

This is the identical property conveyed to the Mortgagor by deed from Tommy P. McLees, Virginia H. Gibson and Tommy Dale McLees, dated April 16, 1980, recorded April 21, 1980, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1124, at Page 361.

This mortgage is junior in lien and is subject to that certain first mortgage given by the Mortgagor herein to Bankers Trust of South Carolina in the principal amount of \$50,020.04 dated March 18, 1981, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1535, at Page 634, and to that certain second mortgage given by the Mortgagor herein to Creditrith of America, Inc. in the total amount of \$44,160.00, dated July 27, 1981, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1549, at Page 158.

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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).

10-2-81

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).

10-2-81

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