

FILED Mortgage of Real Estate

County of GREENVILLE

GREENVILLE CO. S.C.

DEC 5 11 30 AM '84

THIS MORTGAGE is dated December 5 1984

DONNIE S. WATERSLEY

THE "MORTGAGOR" referred to in this Mortgage is 3 H&S, a general partnership

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is

104 South Main Street, Mauldin, SC 29662

THE "NOTE" is a note from 3 H&S, a general partnership

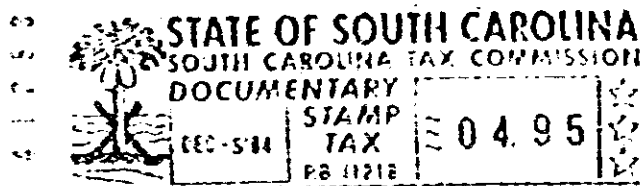
to Mortgagee in the amount of \$ 16,428.75, dated December 5, 1984. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is December 4, 1988. 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 \$ 16,428.75, 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 situate, lying and being on the southwestern side of McDougall Court in the City of Mauldin, County of Greenville, State of South Carolina bounded now or formerly as follows: North by lands designated as Lot 8 and Lot 4 and by McDougall Court, East by McDougall Court and lands designated as Lot 2, South by lands of Annie S. Fowler, and West by lands of C. F. Sauer Co.; said land being shown and designated as Lot 3 on a plat of survey entitled "Property of Norman E. Hervey" made by Dalton & Neves Co. dated, 1981, which plat, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 8V, Page 80, is by reference incorporated herein as part of this description.

This is the same property conveyed to 3 H&S, a general partnership, by deed of The Worthy Group recorded February 3, 1982 in the RMC Office for Greenville County, South Carolina.

This mortgage is junior in rank to that certain Mortgage and Security Agreement from 3 H&S and Sagittarius Mold, Inc. to Bankers Trust of South Carolina dated as of November 1, 1984 and recorded this date in the RMC Office for Greenville County in connection with and as security for the repayment of that certain \$440,000 Greenville County, South Carolina Industrial Revenue Note, Series 1984 (3 H&S - Sagittarius Mold, Inc. Project) and to any other instrument securing said Note.



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);

