

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Mortgagee Address: Bankers Trust, Real Estate Trust Department  
P. O. Box 2307  
Columbia, SC 29202

FILED  
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **DONNIE S. BANKERSLEY**  
**MATTEO PARISI** and **MELINA BANKSI**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Gwendolyn B. Darby, Formerly known as Gwendolyn B. Roberts, and Bankers Trust of South Carolina as Trustee under the Last Will and Testament of Gurry A. Roberts, Their Successors, Heirs and Assigns,** (hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

EIGHTY SIX THOUSAND AND NO/100

Dollars (\$ 86,000.00 ) due and payable

In payment of \$10,000.00 plus accrued interest six months from date; balance of \$76,000.00 payable at rate of \$1,261.69 per month for a total of 36 months; payments applied first to interest with balance applied to principle. Monthly payments to commence on the 3rd day of July, 1985, balance due and payable on the 3rd day of July, 1988.

with interest thereon from DATE at the rate of TEN per centum per annum, to be paid:

AS ABOVE STATED

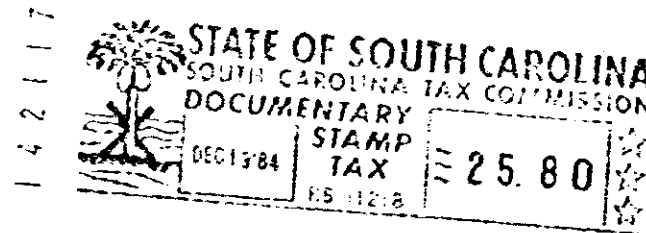
There to be no interest penalty for payment in full before maturity. WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, successors and assigns:

"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, containing 26.676 acres, more or less with frontage on Roberts Road; and being shown on plat entitled "Survey for Matteo Parisi" prepared by Freeland & Associates, Engineers and Land Surveyors, James R. Freeland, R.L.S. dated November 9, 1984; said plat being recorded in the RMC Office for Greenville County in Plat Book 11-B at Page 22, and such being craved for the specific metes and bounds as appear thereon for the within mortgaged premises.

This being the same property conveyed to Mortgagors herein by deeds of Bankers Trust of South Carolina as Trustee under the Last Will and Testament of Gurry B. Roberts; Gwendolyn B. Darby, formerly known as Gwendolyn B. Roberts dated November 30, 1984, and recorded in the RMC Office for Greenville County of even date herewith; also by Quit Claim Deeds for correction of errors in former property descriptions as executed by John E. Verdin as Trustee under the Last Will and Testament of J. P. Verdin, Sr.; by J. P. Verdin as Trustee under the Last Will and Testament of J. P. Verdin, Sr.; and by Dorothy V. Ryan, on December 7, 1984, December 14, 1984, and December 12, 1984, respectively; said Quit Claim Deeds being also recorded of even date herewith.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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