FILED GREENVILE DO S. C Mortgage of Real Estate

County of Greenville

APR 1 12 22 PM 183

THIS MORTGAGE is dated DONNI March & 32 R SLEY 19.83

THE "MORTGAGOR" referred to in this Mortgage is ______ CAMPERDOWN COMPANY, INC.

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box

608, Greenville, South Carolina 29602

to Mortgagee in the amount of \$ 300,000.00 , dated <u>March 31</u> , 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 Note is payable on demand.

**Inak moturity of the Note is amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under

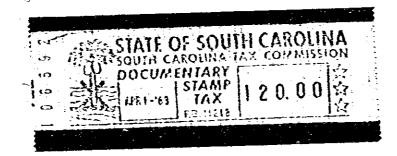
paragraph 13 below, shall at no time exceed \$300,000.00 ____, plus interest, attorneys' fees, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall 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, situate, lying and being on the Southern side of Pelham Road, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 1 as shown on a plat of Commerce Center Subdivision, Phase I, dated January 23, 1980, prepared by Enwright Associates, Inc., and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-C at page 98, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the intersection of Pelham Road and Commerce Drive, and running thence with the Western side of Commerce Drive S. 14-38-00 W. 26.49 feet to an iron pin; thence S. 35-23-00 W. along an arc of 304.21 feet, the length of the chord of which is 297.60 feet to an iron pin; thence continuing with the Western side of Commerce Drive S. 56-08-00 W. 41.10 feet to an iron pin; thence continuing with the Western side of Commerce Drive S. 51-27-56 W. along an arc of 78.20 feet, the length of the chord of which is 78.12 feet to an iron pin; thence with the joint line of Lots Nos. 1 and 2 N. 81-34-49 W. 42.00 feet to an iron pin; thence continuing with the joint line of Lots Nos. 1 and 2 N. 35-06-31 W. 157.90 feet to an iron pin; thence continuing with the joint line of Lots Nos. 1 and 2 N. 15-25-16 E. 332.66 feet to an iron pin on the Southern side of Pelham Road; thence with the Southern side of Pelham Road S. 73-48-21 E. 74.56 feet to an iron pin; thence continuing with the Southern side of Pelham Road S. 75-22-00 E. 232.65 feet to an iron pin; thence S. 30-22-00 E. 42.43 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Liberty Life Insurance Company, dated February 11, 1982, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1162 at page 353, on February 11, 1982.



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);