

State of South Carolina

1609 107
Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE is dated June 1, 1983

THE "MORTGAGOR" referred to in this Mortgage is BRUCE E. DERRICK and PATRICIA C. DERRICK

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is
Post Office Box 608, Greenville, South Carolina 29603

THE "NOTE" is a note from Bruce E. Derrick and Patricia C. Derrick to Mortgagee in the amount of \$4,001.64, dated June 1, 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 June 15, 1985. 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 \$4,001.64, 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 lot of land together with improvements thereon, situate on the western side of Hunts Bridge Road, in the County of Greenville, State of South Carolina, being shown as a tract containing 1.29 acres on a plat of the property of Bruce E. Derrick and Patricia C. Derrick dated November 16, 1982, prepared by Jeffery M. Plumblee, Inc., recorded in Plat Book 9-H at Page 54 in the RMC Office for Greenville County and having according to said plat, the following metes and bounds, to-wit:

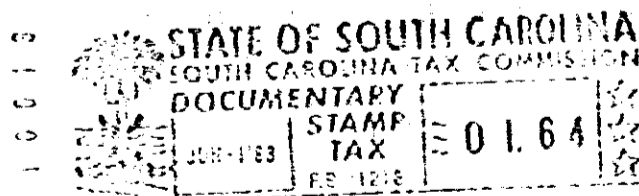
BEGINNING at an iron pin on the western side of Hunts Bridge Road at the corner of property now or formerly belonging to Philpot and running thence with the Philpot property S. 87-18 W. 87.8 feet to an iron pin; thence S. 81-11 W. 137.8 feet to an iron pin; thence S. 3-10 W. 213.3 feet to an iron pin; thence S. 86-40 E. 153.1 feet to an iron pin; thence S. 86-31 E. 101.3 feet to an iron pin; thence N. 4-09 W. 253.9 feet to the point of beginning.

This being the same property conveyed to mortgagors herein by deed of James J. Ashe and Patricia S. Ashe dated December 3, 1982 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1178 at Page 484.

Together with an easement across an existing driveway as ingress and egress to and from Hunts Bridge Road.

This mortgage is second and junior in lien to that certain mortgage given by Mortgagors herein to Norris Newton dated December 3, 1982 and recorded in the RMC Office for Greenville County, South Carolina on December 7, 1982 in Mortgage Book 1588 at Page 169.

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3 JUN 1983
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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 hereto):

LOVE, THORNTON, ARNOLD & THOMASON
File # 25325 Att. DRMS-AK
N. Order Bruce Derrick
Bk. Ex. # 13(308)89-1-7

BT-002 (977)

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