GREENVILLE CO. S. C.

FILED

State of South Carolina JUL 22 3 31 PM '83 GREENVILLE CO. S. C.

BOOK 1589 PAGE 425

DONNIE S. TANKERSLEY MAR 29 11 20 AM '83

Mortgage of Real Estate

County of GREENVILLE R.M.C.

DONNIE S. TANKERSLEY R.M.C.

BOOK 1617 PAGE 285

THIS MORTGAGE is dated March 29, 19 83.

THE "MORTGAGOR" referred to in this Mortgage is John S. Cooper

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

Simpsonville, S. C.

THE "NOTE" is a ~~note from~~ guaranty (*see below) from John S. Cooper J. S. C. to Mortgagee in the amount of $ 25,000.00, dated March 29, 19 83. 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~~ ~~19~~ 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 $ 25,000.00, 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:

(This mtge re-recorded to reflect certain initialed changes)

ALL THAT CERTAIN PIECE, parcel or lot of land, located lying and being in the County of Greenville, State of South Carolina, shown as the northern tract of the two parcels on a survey of the property of John Burry, prepared by Dalton & Neeves Co., Engineers in June, 1980, Revised January, 1981 and recorded in the Register of Mesne Conveyance in Plat Book 8 K, Page 22, containing approximately 8.80 acres more or less, and having the metes and bounds, as are shown thereon.

DERIVATION: This is the same property conveyed to John S. Cooper by deed from John Burry, dated January 23, 1981, recorded January 27, 1981, in Deed Book 1141, at Page 575, in the R.M.C. Office for Greenville County.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX $10.00

*This mortgage secures the obligation of John S. Cooper under his written guaranty of payment of liabilities of Cooper International, Inc., a South Carolina corporation, dated March 25, 1983. J. S. C.

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):

BT-002 (9-77)