

AUG 1 4 27 PM '83

DONNIE S. TAYNERSLEY
R.M.C.

MORTGAGE

BOOK 1518 PAGE 015

THIS MORTGAGE is made this 1st day of August
1983 between the Mortgagor, Alan R. Green and Mary W. Green
(herein "Borrower"), and the Mortgagee,
Bankers Trust of South Carolina, a corporation organized and existing
under the laws of South Carolina, whose address is Bankers Trust Plaza,
Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand and ...
no/100 (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note
dated August 1, 1983 (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2008

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the
payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this
Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment
of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein
"Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and
assigns the following described property located in the County of Greenville
State of South Carolina:

All that certain piece, parcel or lot of land, situate, lying and
being in the County of Greenville, having the following metes and
bounds, to-wit:

BEGINNING at a point at joint front corner of Sugarfield Court and Lot
585 of Sugar Creek Subdivision, running N. 54-33 E. 124.92' to a
point; thence, running N. 37-34-41 W. 177.75' to a point; thence
running S. 53-14-36 W. 66.66' to a point; thence running S. 5-27 E.
153.36' to a point at the joint corner of Lot 587 and Sugarfield
Court; thence running along a curve of Sugarfield Court to the right,
the radius of which curve is 50', S. 65-27 E. 50' to the point of
beginning.

This being the same property conveyed to Grantor by deed of M. Graham
Proffitt, III, Ellis L. Darby, Jr., and John Cothran Co., Inc., a
South Carolina Corporation, dated Aug. 1, 1983, and recorded
in the R.M.C. Office for Greenville County, South Carolina, on Aug 1
1983, in Deed Book 1193 at Page 530.

In the event that Mary W. Green shall cease to be an employee of
Bankers Trust of South Carolina, or of its subsidiary, for any reason
other than death, disability or retirement, then, as of the first day
of the first month following the month in which such employment ceased,
the interest rate payable on the remaining unpaid principal balance of
this note shall be adjusted to thirteen percent (13%) per annum and
shall remain at that rate until the debt evidenced by this Note is
paid in full.

RECORDED IN THE OFFICE OF THE
CLERK OF THE COURT FOR THE COUNTY OF
GREENVILLE, SOUTH CAROLINA
ON AUGUST 1, 1983
STAMP \$40.00
TAX

which has the address of 104 Sugarfield Court, Greer, South Carolina 29651
(Street) (City)
(herein "Property Address");
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral,
oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the
property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the
property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this
Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage,
grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend
generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions
listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

1518-015

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