

State of South Carolina GREENVILLE

County of GREENVILLE

Mortgage of Real Estate

THIS MORTGAGE is dated August 12, 1983

THE "MORTGAGOR" referred to in this Mortgage is Floyd N. Howard and Fredda P. Howard

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 608, Greenville, SC 29602

THE "NOTE" is a note from Floyd N. Howard and Fredda P. Howard to Mortgagee in the amount of \$14,659.58, dated August 12, 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 1983. 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 \$14,659.58, 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 with the buildings and improvements thereon situate on the North side of Don Drive, in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 45 on plat of Section A of Gower Estates made by Dalton & Neves, Engineers, January 1960, recorded in the RMC Office for Greenville County, S.C. in Plat Book QQ at Page 146 and 147, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Don Drive at the joint front corner of Lots 44 and 45 and runs thence along the line of Lot 44, N 22-14 E, 178.8 feet to an iron pin; thence S 66-23 E., 40 feet to an iron pin; thence with the line of Lot 46, S 15-20 W, 175 feet to an iron pin on the North side of Don Drive; thence with the curve of Don Drive (the chord being N 72-49 W, 88 feet) to the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of Robert B. Fenyves and Sharon M. Fenyves as recorded in Deed Book 770 at Page 277, in the RMC Office for Greenville County, S.C. on March 31, 1965.

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).