State of South Carolina

County of GREENVILLE

Mortgage of Real Estate

THIS MORTGAGE made this 12th day of August 1983

by K. MICHAEL RAY and NANCY J. RAY

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as "Mortgagee") whose address is P. O. Box 608, Greenville, S.C 29602

WITNESSETH

THAT WHEREAS K. Michael Ray and Nancy J. Ray

is indebted to Mortgagee in the maximum principal sum of ONE HUNDRED THOUSAND FORTY & NO/100---------- Dollars $ 100,040.00 which indebtedness is evidenced by the Note of August 12, 1983 of even date herein, said principal and interest being payable as provided for in said Note, the final maturity of which is August 11, 1993 after the giving effect to the terms of said Note and any agreement modifying right are incorporated herein by reference.

NOW THEREFORE, KNOW ALL MEN, BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof, and any renewals or extensions or modifications thereof, upon the same or different terms, at the same or different rate of interest, and also to secure in accordance with Section 29-3-50 as amended, Code of Laws of South Carolina 1976, all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee, evidenced by the aforesaid Note or by other promissory notes, and all renewals and extensions thereof, and all other indebtedness owed by Mortgagor to Mortgagee now or hereafter existing, whether direct or indirect, the maximum amount of indebtedness outstanding at any one time to be secured hereby not to exceed $ 100,040.00, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land situate, lying and being on the southerly side of Clingmore Court in Austin Township, Greenville, South Carolina, being shown and designated as Lot No. 75 on a plat of Holly Tree Plantation Section III, made by Piedmont Engineers, Architects and Planners, dated October 11, 1978, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6H, at Page 81, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Sagramore Court at the joint front corner of Lot 75 and 76 and running thence with the common line of said lots S. 13-14 W. 237.69-feet to an iron pin, joint rear corner of Lots 75 and 76; thence turning and running N. 38-32 W. 165.0-feet to an iron pin, joint rear corner of Lots 74 and 75; thence turning and running along the common line of said lots N. 6-41 E. 94.2-feet to an iron pin on the southeastern side of Clingmore Court, joint front corner of Lots 74 and 75; thence turning and running along the curve of Clingmore Court, an arc distance the chord of which is as follows: N. 63-17 E. 25.0-feet to an iron pin; thence N. 34-10 E. 25.0-feet to an iron pin; thence N. 1-25 E. 33.46-feet to an iron pin on the southeastern side of Clingmore Court; thence turning and running along the southeastern side of Clingmore Court N. 40-44 E. 110.0-feet to an iron pin at the southeastern intersection of Clingmore Court and Sagramore Court; thence turning and running along the southeastern line of Sagramore Court N. 77-52 E. 39.86-feet to an iron pin on the southeastern side of Sagramore Court; thence turning and running along the southeastern side of said Court S. 65-00 E. 25.0-feet to an iron pin; thence continuing along the southeastern side of said Court, S. 71-03 E. 40.0-feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of Jackie Lee Cook recorded in the R.M.C. Office for Greenville County in Deed Book 1194, at Page 555 on August 12, 1983.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging to or in any way incident or appertaining thereto, all buildings now or hereafter situated thereon, and all fixtures now or hereafter attached thereto, all of which shall be deemed part of the Property and be subject to the lien hereof.