

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

JOURNAL R.M.C. AYERS

THIS MORTGAGE is dated January 6, 19 84

THE "MORTGAGOR" referred to in this Mortgage is Ronald C. Ayers, Jr.

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is Route 4 Simpsonville, SC 29681

THE "NOTE" is a note from Ronald C. Ayers, Jr.

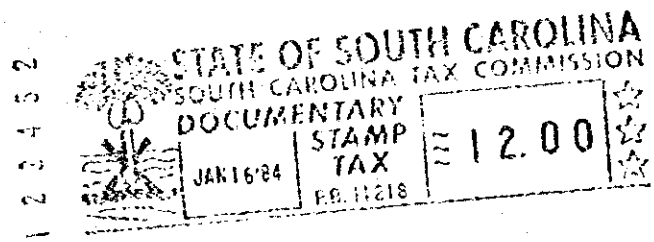
to Mortgagee in the amount of \$ 30,000, dated January 6, 19 84. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is January 4, 19 85. 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 \$ 30,000, 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 in the State of South Carolina, County of Greenville, near the Town of Simpsonville, containing 2.59 acres fronting on the northwesterly side of S. C. Highway #14 a distance of 309.83 feet and being more particularly described and depicted on a plat entitled, "Property of R. C. Ayers, Jr.", prepared by C. O. Riddle, Surveyor, as revised, 9/10/80, recorded in the RMC Office for Greenville County in Plat Book 8-E at page 85.

This is a portion of the property conveyed to the mortgagor by deed of R. V. Magill recorded on April 19, 1978 in Deed Book 1077 at page 386.

THIS mortgage is second and junior in lien to that first mortgage executed by Ronald C. Ayers, Jr. to R. V. Magill in the original amount of \$9,000. and recorded on September 18, 1980 in Mortgage Book 1516 at page 597.



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);

