

Mortgage of Real Estate

County of GREENVILLE (S.C.)

THIS MORTGAGE is dated ^{FILED} ^{MAR 21 11 43 AM '84} March 13, 19 84THE "MORTGAGOR" referred to in this Mortgage is ^{DONNIE S. ZANKERLEY} Matteo Parisi and Malina ParisiTHE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is _____
Greenville Mall Office, Post Office Box 608, Greenville, South Carolina, 29602

THE "NOTE" is a note from Matteo Parisi and Malina Parisi
to Mortgagee in the amount of \$40,000.00, dated March 13, 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 April 12, 19 91. 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 \$ 40,000.00, 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:

PARCEL #1

ALL that certain piece, parcel or lot of land situate, lying and being in the
County of Greenville, State of South Carolina, Butler Township, at the intersection
of U.S. Hwy 14 and Roper Mtn Rd. on the eastern side of Hwy 14 and the southern side
of Roper Mtn Rd containing 4.14 acres, more or less; being shown on plat entitled
"Property of C.C. Thompson purchased by Henry E. Rector & Judson J. Kimbrell" dated
March, 1942, by H. S. Brockman, Surveyor, as having the following metes and bounds,
to wit:

BEGINNING on the eastern side of road from Walkers Cross Roads to Pelham (now U.S.
Hwy 14) and on southern side of road to Bennett's Bridge (now Roper Mtn Rd) and
running thence S. 14-05 W. 456.7 feet to a point; thence Due South 105 feet to a
point; thence N. 79-44 E. 437.8 feet to a stone; thence N. 9-21 W. 513 feet to
a point in center of road to Bennett's Bridge (now Roper Mtn Rd); thence S. 81-25 W.
238.5 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements
and rights-of-way, if any, appearing of record, on the premises, or on the recorded
plat(s), which affect the property hereinabove described. Specifically excluded
from this conveyance are the easements for rights-of-way on U. S. Highway 14 and
on Roper Mtn Rd of undetermined width which reduces the approximate acreage from
4.14 acres to an acreage which cannot be determined absent a new survey.

This being the same property conveyed to Mortgagors herein by deed of Judson J. Kimbrell
dated March 13, 1983, and recorded in the RMC Office for Greenville County of even date
herewith in deed book 1208 at Page 596.

THIS MORTGAGE BEING A FIRST AND PRIMARY LIEN ON THE PROPERTY HEREINABOVE DESCRIBED.

AS ADDITIONAL SECURITY on the note herein stated, the mortgagors herein grant a fourth
and junior mortgage on the following property: -----PARCEL #2-----
ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina,
being shown on plat of property of J.E. Summey, prepared by Freeland and Associates, dated
April 7, 1981, and having, according to said plat, the following metes and bounds, to-wit:
BEGINNING at the southern corner of the intersection of Bennett Bridge Road and Anderson
Ridge Road and running thence with the center line of Anderson Ridge Road, S. 44-30 E. 696.99
feet to a nail and cap, which nail and cap is located N. 39-26 E 25 feet from a new iron pin
on the southwesterly side of Anderson Ridge Road; thence S, 39-26 W 1403.31 feet to an old
iron pin; thence N. 40-29 W. 403.12 feet to an old iron pin; thence N. 37-27 E. 169.49 feet
to an old iron pin; thence N. 37-23 E. 173.85 feet to an old iron pin; thence N. 39-03 W.
262.20 feet to a nail and cap in Bennett Bridge Road, passing over a new iron pin 19.75 feet
back on line; thence with or near the center line of Bennett Bridge Road N. 37-17 E. 611.40 ft.
to a nail and cap and N. 37-17 E. 160.10 feet to a nail and cap and N. 38-53 E 102.02 feet to
a nail and cap and N. 40-32 E. 137.87 feet to the beginning corner, containing 19.42 acres,
total, with 0.71 feet across road right-of-way, leaving a new acreage of 18.71 feet.

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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);

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