

State of South Carolina )

Vol 1374 no 900

Mortgage of Real Estate

County of Greenville )

THIS MORTGAGE is dated July 30, 1984.

THE "MORTGAGOR" referred to in this Mortgage is John H. Crabtree and Cathy B. Crabtree, III

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is Greenville, S. C.

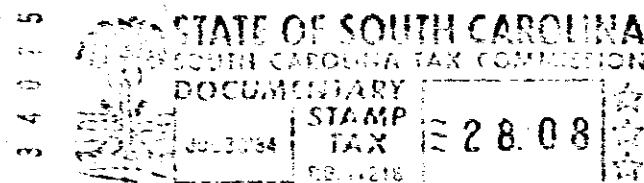
THE "NOTE" is a note from John H. and Cathy B. Crabtree, III to Mortgagee in the amount of \$ 93,600.00, dated July 30, 1984. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is July 30, 1985. 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 \$ 93,600.00, 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:

All that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being at the northwestern corner of the intersection of Berryhill Road with Lake Fairfield Drive, in Greenville County, South Carolina, being shown and designated as the major portion of Lot N. 11 and a small triangular strip of Lot No. 12 on a plat of LAKE FOREST, SECTION 1, made by Piedmont Engineering Service, dated July, 1953, recorded in the RMC Office for Greenville County, S.C., in Plat Book GG, page 17, and having according to a more recent plat thereof made by Freeland & Associates, dated July 12, 1984, entitled "Property of John H. Crabtree, III, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Lake Fairfield Drive, (said iron pin being located 20 feet southwest from the original joint front corner of Lots Nos. 11 and 12) and running thence with the curve of the northwestern side of Lake Fairfield Drive and Berryhill Road the following courses and distances: S. 15-38 W., 35.6 feet to a point, S. 60-40 W., 52.6 feet to a point, S. 81-54 W., 56.8 feet to a point, and N. 84-10 W., 80 feet to an iron pin; thence with the rear lot line of Lot No. 11, N. 5-32 E., 164.4 feet to an iron pin; thence with the line of Lot No. 12, N. 9-04 E., 25 feet to an iron pin; thence S. 53-10 E., 214.2 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Marvin C. Jones, Jr. and Robye B. Jones to be recorded simultaneously herewith.



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);