

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE is dated August 20, 1984

THE "MORTGAGOR" referred to in this Mortgage is Jack H. Nimmons, Sr.

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

THE "NOTE" is a note from Jack H. Nimmons, Sr., to Mortgagee in the amount of \$200,000.00, dated August 20, 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 August 20, 1994. 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 \$200,000.00, 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:

ALL that piece, parcel, or lot of land in Greenville County, State of South Carolina, located at the corner of Hoyt Street and S.C. Highway 253, near the City of Greenville, S.C., being known and designated as all of Lot No. 1 and a portion of Lot No. 2 on plat of property of Bessie M. Smith recorded in the RMC Office for Greenville County, S.C., in Plat Book "A", at Page 409, and being, also, shown on a more recent survey entitled "Property of Estate of Bessie M. Smith", prepared by R. B. Bruce, dated July 23, 1965, as recorded in the RMC Office for Greenville County, S.C., in Plat Book "QQQ", at Page 151", and having, according to the latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern corner of the intersection of S.C. Highway 253 and Hoyt Street, and running thence along the southern side of Hoyt Street, S. 83-25 E. 68.5 feet to an iron pin at the intersection of Hoyt Street and Santuck Street, and running thence with Santuck Street, S. 12-44 W. 135 feet to an iron pin; thence along the rear line of Lots Nos. 1 and 2, N. 82-00 W. 142.2 feet to an iron pin on S. C. Highway 253; thence with said Highway, N. 41-26 E. 157.7 feet to an iron pin at the point of beginning.

This is the same property conveyed to Jack H. Nimmons, Sr., by deed of Opal Mahon, Mildred Hamby, Mary Simmons, Paul Smith and A. O. Simmons, heirs-at-law of Bessie M. Smith, dated May 23, 1967, as recorded in the RMC Office for Greenville County, S.C., in Deed Book 820, at Page 445.

ALSO:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, about 1 mile from the corporate limits of the City of Greenville, in what is known as New Hope, near Monaghan Mills, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin, corner of Cobb and Jones Streets, and running thence with Jones Street, N. 12-44 E. 135 feet to an iron pin, corner of Lot No. 1; thence, N. 83-25 W. 78.10 feet to stake in rear of Lot No. 2; thence, S. 12-44 W. approximately 132 feet to stake on Cobb Street; thence with the Northwest side of Cobb Street, S. 80 E. 78.10 feet to point of beginning. This lot embraces all of Lot No. 3 and a strip of 26.5 feet cut from the Eastern side of Lot No. 4, as shown on plat recorded in the RMC Office for Greenville County in Plat Book "A", at Page 409; said lot being, also, shown as Lot No. 3, Section 10, on Page 135 of the new County Block Book.

This is the same property conveyed to Jack H. Nimmons, Sr., by deed of Connie Speed, now Connie S. Tilson dated April 13, 1981, as recorded in the RMC Office for

(CONTINUED ON ATTACHED SHEET)
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);