

Mortgage of Real Estate

County of GREENVILLE

RECORDED S.C.

SEP 21 3 20 PM '84

THIS MORTGAGE is dated SEPTEMBER 21, 19 84

THE "MORTGAGOR" referred to in this Mortgage is MARION A. MILLER, SR.

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

THE "NOTE" is a note from BRISSEY'S GARAGE

to Mortgagee in the amount of \$ 30,000.00, dated SEPTEMBER 21, 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 7, 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 \$ 30,000.00, 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:

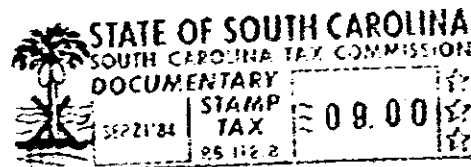
ALL that certain parcel of land, with the buildings and improvements thereon, situate in the City of Greenville, County of Greenville, State of South Carolina, and being described as follows:

BEGINNING at a stake on the West side of River Street, corner of Lot, now or formerly, of W. A. Hamby; said stake being located 235.6 feet South of Utility Street, measured along the West side of River Street; thence with property, now or formerly, of W. A. Hamby, North 62 Degrees, 45 Minutes West, 280.8 feet to the East line of Cox Street; thence with the East line of Cox Street, North 28 Degrees, 15 Minutes East, 101.2 feet to an iron pin, corner of property, now or formerly, of United Ice Company; thence with property, now or formerly, of United Ice Company, South 62 Degrees, 33 Minutes East, 278.0 feet to a cross in concrete sidewalk on West side of River Street; thence with the West line of River Street, South 26 Degrees, 44 Minutes West, 100.0 feet to the POINT AND PLACE OF BEGINNING. This property being that shown on a Map prepared by Pickell & Pickell, Engineers, Greenville, South Carolina, dated June 15, 1946, and having the title: "Property of The Atlantic Refining Company, located in the City of Greenville, Greenville County, South Carolina.

EXCEPTING THEREFROM: A Strip of land across the Northerly portion of said premises taken by the South Carolina State Highway Department for the improvement of Cox Street, now known as Academy Loop.

This is the identical lot of land conveyed to I. Mercer Brissey and Marion A. Miller by Atlantic Richfield Company, by Deed dated September 28, 1970, recorded in Deed Volume 899, at Page 557. Subsequently, I. Mercer Brissey died testate, leaving his one-half (1/2) interest in the above-described property to Margaret Inman Brissey, Individually, and as Executrix of the Estate of Isaac Mercer Brissey, as will appear in his Will filed in the Probate Court for Greenville County, South Carolina, in Apartment 1287, File 5.

This is also the identical lot of land heretofore conveyed to the Mortgagor herein, Marion A. Miller, Sr., by Deed of Margaret Inman Brissey, who conveyed thereby her one-half (1/2) interest in said lot to the said Marion A. Miller, Sr., said Deed being dated and recorded on July 26, 1973, in the RMC Office for Greenville County, S. C., in Deed Volume 980, at Page 70, at 4:23 p.m.



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);