

State of South Carolina

8-1520-942

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE is dated August 8, 1983

THE "MORTGAGOR" referred to in this Mortgage is FRANK A. LANDGRAFF AND ANN L. LANDGRAFF

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is Post Office Box 608, Greenville, SC 29602

THE "NOTE" is a note from Frank A. Landgraff and Ann L. Landgraff

to Mortgagee in the amount of \$200,000.00, dated August 8, 1983. 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 7, 1988. 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 12 of BARKSDALE according to a plat thereof prepared by R. B. Bruce, RLS 1952, dated July 26, 1983, and recorded herewith in Plat Book 3-11, page 76, records of Greenville County, South Carolina, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Frank A. Landgraff and Ann L. Landgraff by deed from Jane D. McCalla dated and recorded of even date herewith in Deed Book 1114, page 222, records of Greenville County, South Carolina.

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).

760

8-1520-942