

Mortgagee's Mailing Address: P. O. Box 608, Greenville, S. C. 29602  
State of South Carolina

BOOK 1554 PAGE 192

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 23rd day of September, 1981.

by Carlton L. Baker and Danny R. Atkinson

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 608, Greenville, S.C. 29602

WITNESSETH:

THAT WHEREAS, Carlton L. Baker and Danny R. Atkinson  
is indebted to Mortgagee in the maximum principal sum of Sixty thousand and no/100  
Dollars (\$ 60,000.00 ), which indebtedness is  
evidenced by the Note of Carlton L. Baker and Danny R. Atkinson of even  
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of  
which is September 23, 1989 after the date hereof, the terms of said Note and any agreement modifying it  
are incorporated herein by reference.

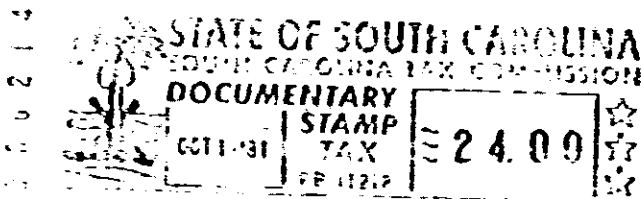
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the  
aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications  
thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with  
Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may  
subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all  
renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether  
direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed  
\$ 60,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee  
including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant,  
bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land, situate, lying and being  
in the City of Greenville, County and State aforesaid, on the South side  
of Legrand Boulevard, being shown more fully on plat entitled "Property of  
D. R. Atkinson & C. L. Baker," prepared by Dalton & Neves. Co., Engineers,  
in July, 1981, which plat is recorded in the RMC Office for said county in  
Plat Book 8-Q at Page 53, and having according to said plat the following  
metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Legrand Boulevard, which  
pin is 129.26 feet S. 48-56 E. from the intersection of said street with  
the East right-of-way line for S. C. Highway No. 291 (known as Pleasantburg  
Drive); and running thence S. 26-19 W. 117.1 feet to iron pin; thence  
S. 63-55 E. 91.05 feet to iron pin; thence N. 26-54 E. (crossing a concrete  
brick wall) 92.3 feet to iron pin on South side of Legrand Boulevard;  
thence with the right of way of said street, N. 48-56 W. 95.25 feet to  
point of beginning.

This being the same property conveyed to the mortgagors herein by deed  
of John C. Lusk dated July 29, 1981 and recorded July 30, 1981 in the RMC  
Office for Greenville County in Deed Book 1152 at Page 671.

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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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