

Mortgage of Real Estate

County of GREENVILLE S.C.

THIS MORTGAGE made this 6th day of July 1982

by Davidson-Vaughn, A Partnership

(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, Davidson-Vaughn, A Partnership is indebted to Mortgagee in the maximum principal sum of Twelve Thousand and No/100 Dollars (\$ 12,000.00), which indebtedness is evidenced by the Note of Davidson-Vaughn, A Partnership of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 365 days 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 \$ 12,000.00 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 tract of land, situate, lying and being in the State of South Carolina, County of Greenville, containing 3.29 acres, more or less, on the southeastern side of Darby Bridge Road and the eastern side of Enoree River as the line adjoining property now or formerly owned by Eugene Batson on the south and east being shown on a plat of survey for Roger Bailey made by Carolina Engineering Co. dated February 22, 1977, recorded in Plat Book 6-A, Page 54, reference to which is hereby craved for the metes and bounds thereof.

This being the identical property conveyed to the Mortgagor herein by deed of Philip Salem Eassy, Jr. and Jeanette E. Essay, recorded in deed book 1134 at page 958 on October 6, 1980.

Also included as security under this mortgage is one certain mobile home, described as a 1972 Walker Mobile Home, Serial #4106 which has dimensions of 12 feet x 65 feet, which mobile home is located on the above premises.

RECORDED IN SOUTH CAROLINA DOCUMENTARY 13 AMP 1982 JUL 12

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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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