

County of GREENVILLE

THIS MORTGAGE made this 21st day of July, 1982,

by OTTMAR G. BOHNENBERGER and RACHEL BOHNENBERGER

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

P.O. Box 8, Simpsonville, S.C. 29681

(hereinafter referred to as "Mortgagee"), whose address is (stated above)

WITNESSETH:

THAT WHEREAS, Ottmar G. Bohnenberger and Rachel Bohnenberger is indebted to Mortgagee in the maximum principal sum of One Hundred Seventy-Five and no/100ths Dollars (\$ 175,000.00 ), which indebtedness is evidenced by the Note of Ottmar G. Bohnenberger and Rachel Bohnenberger of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is July 1, 1992 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 \$ 175,000.00 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as containing 1.03 acres, more or less, as shown on a plat prepared for Rachel Bohnenberger and Ottmar G. Bohnenberger by Williams and Plumblee, Inc., on October 7, 1981; said plat being recorded in the RMC Office for Greenville County in Plat Book 8-V, at page 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in or near the center of Pride Drive, joint corner with property of the mortgagors and property of Woods, et al, and running thence along Pride Drive, N. 1-15 E., 148.0 feet to an iron pin; thence turning and running S. 88-45 E., 127.0 feet to an iron pin; thence turning and running S. 54-22 E., 171.88 feet to an iron pin; thence turning and running S. 35-38 W., 193.87 feet to an iron pin, joint corner with property of Woods, et al; thence turning and running along the common line with Woods, et al, S. 54-22 W., 193.0 feet to an iron pin, the point of beginning.

THIS being a portion of the property conveyed to the Mortgagors by deed of Yeargin Properties, Inc., as recorded in the RMC Office for Greenville County in Deed Book 1134, at page 875. Also reference is made to Deed Book 1158 page 395, recorded 11/17/81.

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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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