

State of South Carolina
County of Greenville
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R.M.C.
TANKERSLEY
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R.M.C.

Mortgage of Real Estate

1533-789
1584 PAGE 236

THIS MORTGAGE is dated October 14, 1982

THE "MORTGAGOR" referred to in this Mortgage is Carroll D. Gray, Jr. and Joyce G. Gray

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 Carroll D. Gray, Jr. and Joyce G. Gray to Mortgagee in the amount of \$ 23,000.00, dated October 14, 1982. 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 September 13, ~~19~~ 2000. 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 \$ 23,000.00, 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, on the northwesterly side of Highbourne Drive, being known and designated as Lot No. 19 of a subdivision known as Watson Orchard, and shown on plat entitled "Survey for Carroll D. Gray, Jr. and Joyce G. Gray, by W. R. Williams, Jr., Engineer/Surveyor, dated May, 1978, and having, according to said plat of survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern edge of Highbourne Drive at the joint front corner of Lots Nos. 18 and 19 and running thence along the joint line of said lots N. 43-53 W., 390.2 feet to an iron pin on the eastern side of the right of way of Haywood-Howell Road; running thence N. 43-53 W., 82.1 feet to a point in said right of way; running thence N. 16-15 E., 70.7 feet to a point in said right of way; running thence S. 77-22 E., 65.2 feet to an iron pin on the eastern side of said right of way at the joint corner of Lot 19 and property of T. H. McBee; running thence S. 77-22 E., 410.8 feet to an iron pin at the joint corner of Lots 19 and 20; thence along the joint line of said lots, following the center of a ten foot drainage easement S. 4-53 W., 238.9 feet to an iron pin on the northern side of Highbourne Drive; thence following the curvature of Highbourne Drive, the chords being S. 76-24 W., 59.9 feet, S. 61-33 W., 57.5 feet and S. 49-13 W., 37.6 feet to the beginning corner.

This mortgage is junior in lien to that certain mortgage executed in favor of Fidelity Federal Savings and Loan Association in the original amount of \$68,250.00 recorded in the R.M.C. Office for Greenville County on January 27, 1978, in R.E. Mortgage Book 1436, Page 387.

This is the same property conveyed to the mortgagors by deed of Fred W. Worstell and Mary E. Worstell recorded in the R.M.C. Office for Greenville County on May 31, 1978, in Deed Book 1080, Page 154. Said deed was corrected by deed recorded in the R.M.C. Office for Greenville County on June 20, 1978, in Deed Book 1081, Page 543.

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STATE OF SOUTH CAROLINA
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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);

