

FILED  
GREENVILLE CO. S.C.  
DUC 1582 PAGE 338

GADDY & DAVENPORT, P.A. ATTORNEYS AT LAW  
State of South Carolina  
County of GREENVILLE  
THIS MORTGAGE is dated January 17, 1983 11 43 AM '83 Mortgage of Real Estate  
DANNY ZANKERSLEY 1983

THE "MORTGAGOR" referred to in this Mortgage is Larry F. Ertzberger and Patti J. Ertzberger,  
whose address is 16 Fourth Avenue, Judson Mills, Greenville, S.C. 29601

THE "MORTGAGEE" is Opportunity Investment Corporation,  
whose address is 309 East Stone Avenue, Greenville, S.C. 29609

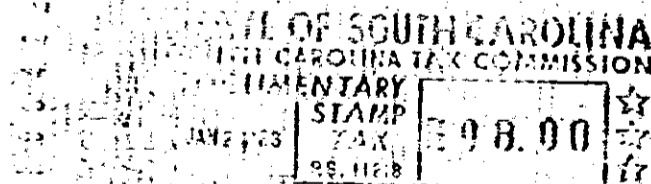
THE "NOTE" is a note from Larry F. Ertzberger and Patti J. Ertzberger,  
to Mortgagee in the amount of \$ 20,000.00 dated January 17, 1983. The  
Note and any documents renewing, extending or modifying it and any notes evidencing future  
advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The  
final maturity of the Note is January 1, 1993. 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 \$ 20,000.00, plus interest, attorneys' fees not to exceed  
fifteen (15%) per cent of the unpaid debt, 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, and the Mortgagee's heirs,  
successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land on the West side of Fourth  
Avenue, in Section No. 2 of Judson Mills Village in the County of  
Greenville, State of South Carolina, being known and designated as Lot  
No. 38, as shown on a plat of Section No. 2 of Judson Mills Village,  
made by Dalton & Neeves, Engineers, in November, 1939, which plat is  
recorded in the R.M.C. Office for Greenville County in Plat Book K, at  
Page 25, and having, according to said plat, the following metes and  
bounds, to wit:

BEGINNING at an iron pin on the West side of Fourth Avenue, joint corner  
of Lots 38 and 39, and running thence with the line of Lot 39 N 83-53 W  
124 feet to an iron pin; thence with the real line of Lot 47 N 6-07 E  
80 feet to an iron pin; thence with the line of Lot 37 S 83-53 E 124 feet  
to an iron pin on the West side of Fourth Avenue; thence with the  
West side of Fourth Avenue S 6-07 W 80 feet to the beginning corner.

Being the same property conveyed to Larry F. Ertzberger and Patti J.  
Ertzberger by deed of Frances R. Stotsky, dated April 28, 1982,  
recorded October 12, 1982, in the R.M.C. Office for Greenville County,  
South Carolina, in Deed Book 1175, at Page 579.



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);

R  
M  
C  
O

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