

State of South Carolina

County of GREENVILLE

FILED
GREENVILLE CO. S.C.
APR 15 1 29 PM '83
DONNIE S. LINDSEY
R.H.C.

BGM 1602 PAGE 190

Mortgage of Real Estate

THIS MORTGAGE is dated April 11, 1983

THE "MORTGAGOR" referred to in this Mortgage is JAMES E. COOLEY

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is
Hunts Bridge Road, Greenville, South Carolina

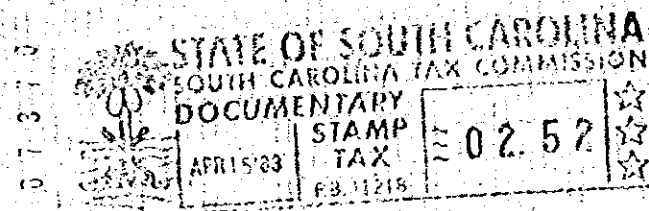
THE "NOTE" is a note from JAMES E. COOLEY
to Mortgagee in the amount of \$ 6,239.67, dated April 11, 1983. The
Note and any documents renewing, extending or modifying it and any notes evidencing future
advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The
final maturity of the Note is April 25, 1986. 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 \$ 6,239.67, 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 on the north side of Avery Street, Greenville County, South
Carolina, being shown and designated as Lot 16 on a Plat of PROPERTY
OF O. V. HUNT ESTATE, recorded in the RMC Office for Greenville County
in Plat Book XX, Page 15. Said lot fronts 119 feet on the north
side of Avery Street; runs back to a depth of 123.67 feet on the
west side; runs back to a depth of 128.4 feet on the east side, and
has a rear width of 119.1 feet.

This is the same property conveyed to the Mortgagor herein by deed
of Clyde L. Dorr, recorded August 29, 1962, in Deed Book 705,
Page 405.

This mortgage is junior in lien and subordinate to that certain
mortgage in favor of Aiken Loan & Security Company, recorded
August 29, 1962, in REM Book 899, Page 521.



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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);