

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE )

THIS MORTGAGE is dated October 20, 19 83

THE "MORTGAGOR" referred to in this Mortgage is Billy R. Dacus and Doris K. Dacus

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 248, Columbia, South Carolina 29202.

THE "AGREEMENT" is a Credit Reserve Account Agreement dated October 20, 19 83 under which Mortgagee may make certain advances of credit to Billy R. and Doris K. Dacus. The Agreement and any documents renewing, extending or modifying it and any items or documents evidencing future advances are all referred to as the "Agreement" and are considered to be a part of this Mortgage. The amount of debt secured by this Mortgage, including the outstanding amount advanced and the Agreement and all Future Advances under paragraph 13, below, shall at no time exceed \$ 13,000, 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 Agreement will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as may be provided in the Agreement.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Agreement; (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 Agreement 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 piece, parcel or lot of land, with all improvements thereon, located, lying and being in the County of Greenville, State of South Carolina in Gantt Township, on the northern side of North Wingate Road, and being shown and designated as Lot 57 on plat entitled "Pecan Terrace," Section 2, recorded in the RMC office for Greenville County, S. C. in Plat Book EE at Page 108 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of North Wingate Road at the joint front corner of Lots 56 and 57 and running thence along the joint lines of said lots N. 8-45 W. 222.3 feet to an iron pin at a branch; thence along the branch as a line the traverse line being, S. 89-38 W. 110.8 feet to an iron pin; thence along the joint lines of Lots 57 and 58 S. 15-45 E. 242.8 feet to an iron pin; thence along the northern side of North Wingate Road, N. 79-30 E. 80 feet to the point of BEGINNING.

Being the same property conveyed to the mortgagors herein by deed of John F. West, as Executor of the Estate of Gertrude W. Reese, said deed being dated November 29, 1974, and recorded in the office of the RMC for Greenville County in Deed Book 1011 at Page 129.

OFFICE OF THE CLERK OF THE COURT  
GREENVILLE COUNTY, SOUTH CAROLINA  
RECORDED  
INDEXED  
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STAMP  
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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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