

State of South Carolina)

VOL 1637 PAGE 609

Mortgage of Real Estate

County of GREENVILLE)

THIS MORTGAGE is dated November 25, 1983

THE "MORTGAGOR" referred to in this Mortgage is Marion Arnold Pace and Gwen T. Pace

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 448, Columbia, SC 29202

THE "NOTE" is a note from Delta Systems, Inc., a South Carolina corporation, to Mortgagee in the amount of \$ 100,000.00, dated November 25, 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 ~~first maturity of the Note~~ maturity of the Note is payable on demand, 19xxxxxx. 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 \$100,000.00, 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 near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 95 of a subdivision known as Homestead Acres, Section II, as shown on a plat prepared by Piedmont Engineering Service dated April 26, 1963, and recorded in the RMC office for Greenville County in Plat Book XX at Page 143 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Hampshire Drive, joint front corner lot Nos. 94 and 95, running thence along the joint line of these lots N 2-05 W 199.8 feet to an iron pin in the property line; thence along the property line N 88-09 E 166.2 feet to an iron pin on the western side of Homestead Drive; thence along the western side of Homestead Drive S 1-35 E 173.9 feet to an iron pin at an intersection, which intersection is curved, the chord of which is S 43-07 W 36.3 feet to an iron pin on the northern side of Hampshire Drive; thence along the northern side of Hampshire Drive S 87-50 W 139.5 feet to an iron pin, point of beginning.

This being the identical property conveyed to Mortgagor by deed of Larry G. Shaw Builder, Inc., dated January 5, 1972, recorded on January 5, 1972, in the RMC office for Greenville County in Volume 937 at Page 168 of the Book of Deeds.

PROPERTY ADDRESS: 100 Hampshire Drive, Taylors, SC 29687

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, ON NOVEMBER 25, 1983, AT 10:00 A.M. FOR \$40.00.

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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