

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

FILED
REC'D S.C.
11 28 AM '83

THIS MORTGAGE is dated December 2, 1983

THE "MORTGAGOR" referred to in this Mortgage is JAMES D. MARTIN, JR. and NANCY J. MARTIN

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is _____
Post Office Box 608, Greenville, South Carolina 29602

THE "NOTE" is a note from James D. Martin, Jr. and Nancy J. Martin
to Mortgagee in the amount of \$ 28,125.00, dated December 2, 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 December 1, 1984. 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 \$ 28,125.00, 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 piece, parcel or lot of land situate, lying and being in the
State of South Carolina, County of Greenville being known and
designated as Lot No. 154 of a subdivision known as Cliff Ridge Colony,
Phase I, Sheet I as shown on plat thereof prepared by Arbor Engineering,
Inc. being recorded in the RMC Office for Greenville County in Plat
Book 9-F at Page 52 and having according to said plat such metes and
bounds as appear thereon.

This being the same property conveyed to Mortgagor herein by deed of
College Properties, Inc. dated December 2, 1983 and recorded herewith.

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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);

3140

1328 WZ