

State of South Carolina)

GREENVILLE, S.C.)

Mortgage of Real Estate

County of GREENVILLE) 7 20 PM '84)

THIS MORTGAGE is dated July 11, 1984.THE "MORTGAGOR" referred to in this Mortgage is James F. McAlister, Jr.

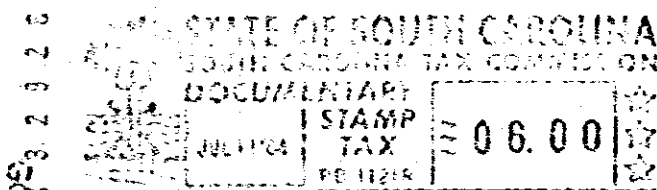
THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 248, Columbia, South Carolina 29202.

THE "AGREEMENT" is a Credit Reserve Account Agreement dated July 1, 1984, under which Mortgagee may make certain advances of credit to James F. McAlister, Jr. & Sandra J. McAlister. 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 \$ 20,000.00, 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 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 lot of land in the County of Greenville, State of South Carolina, known and designated as Lot 12 on plat of SCARSDALE MANOR subdivision made by Dalton & Neeves, March, 1956 and recorded in the R.M.C. Office for Greenville County in Plat Book NN, Page 9, said lot having a frontage of 100 feet on the northwest side of Starsdale Circle, a parallel depth of 145 feet and a rear width of 100 feet.

This is the same property conveyed to the Mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1031 at Page 411.



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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);