

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE is dated July 24, 1984, 19 84

THE "MORTGAGOR" referred to in this Mortgage is Bankers Trust of South Carolina as Trustee under the Will of John T. Douglas

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 Bankers Trust of South Carolina as Trustee under the Will of John T. Douglas

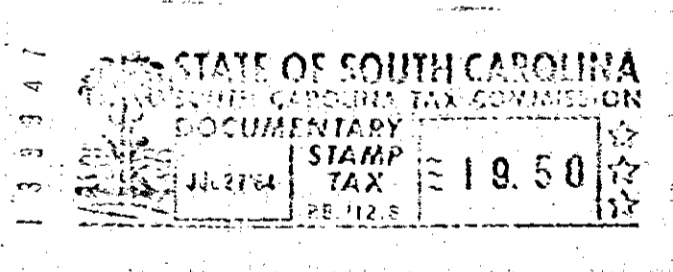
to Mortgagee in the amount of \$ 65,000.00-----, dated July 24, 1984. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is November 9, 1989. 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 \$ 65,000.00-----, 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 lying on the Eastern side of South Pleasantburg Drive, as shown on plat of Freeland & Associates dated May 4, 1984, entitled "Survey for David Douglas", recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 10-V at Page 49, said property having the following metes and bounds, to-wit:

BEGINNING at the Northwestern corner of property on South Pleasantburg Drive and running thence N. 83-12 E. 209.54 feet to a point; thence running along property now or formerly of Anna M. Lord S. 6-58 E. 70.04 feet to a point; thence running S. 83-14 W. 209.82 feet to South Pleasantburg Drive; thence running along South Pleasantburg Drive N. 6-44 W. 70.0 feet to the point and place of beginning.

This is a portion of the property conveyed to Mortgagor by deed of Lelman A. Moseley dated January 1, 1976, and recorded in the RMC Office for Greenville County, South Carolina, on February 26, 1976, in Deed Book 1032 at Page 178.



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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);