

State of South Carolina)

Mortgage of Real Estate

VOL 1374 REC 890

County of GREENVILLE)

THIS MORTGAGE is dated July 25, 1984

THE "MORTGAGOR" referred to in this Mortgage is Carl D. Alexander

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 608, Greenville, S.C., 29602,

THE "NOTE" is a note from Carl D. Alexander to Mortgagee in the amount of \$14,000.00, dated July 25, 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 September 8, 1991. 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 \$14,000.00, 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 piece, parcel or lot of land with the improvements thereon, situate, lying and being in Monaghan Mills Village, Greenville County, South Carolina, and being more particularly described as Lot No. 40, Section 2, as shown on a plat entitled "Subdivision for Victor-Monaghan Mills, Greenville, SC", made by Pickell & Pickell, Engineers, dated December 20, 1948, and recorded in the RMC Office for Greenville County in Plat Book "S", at Pages 179-181, inclusive. According to said plat, the within described lot is also known as No. 5 YMCA Street (Avenue) and fronts thereon 111 feet.

This is the same property conveyed to Carl D. Alexander and Kathryn J. Alexander by deed of Ralph R. Barnett, individually and as Executor of the Estate of Clara Owens Barnett, and Harold G. Barnett and Evie Barnett Hall and Nancy Brown Hix, dated December 16, 1983, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1202, at Page 653. And subsequent thereto, Kathryn J. Alexander conveyed her interest in said property to Carl D. Alexander by her deed dated July 25, 1984, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1218, at Page 136.

SCTD -- 1 JUL 30 84 029

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX 04.20

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);

REB

1328