

Mortgagee's mailing address: P. O. Box 509, Mauldin, S. C. 29662

State of South Carolina)

Mortgage of Real Estate

County of Greenville)

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THIS MORTGAGE is dated September 7, 1984

THE "MORTGAGOR" referred to in this Mortgage is James Irving Alverson and Ann Scott Alverson

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is _____

Post Office Box 509, Mauldin, South Carolina 29662

THE "NOTE" is a note from James Irving Alverson and Ann Scott Alverson to Mortgagee in the amount of \$ 60,000.00, dated September 7, 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 7, 1994. 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 \$ 60,000.00, 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:

Tract 1:

All that piece, parcel and lot of land located in Grove Township, County of Greenville, State of South Carolina, being situate on the northeastern side of a county road leading to Reedy Fork Church and further shown on plat prepared by Mr. C. O. Riddle, registered land surveyor, dated June 6, 1961, said plat being designated "Property of James Irving Alverson", and having the following metes and bounds, to-wit:

Beginning at an iron pin in county road and thence running N. 15-04 E. along the line of Henderson property 296.7 feet to an iron pin; thence N. 77-19 W. 113.92 feet to an iron pin; thence S. 15-04 W. 296.48 feet to an iron pin in said county road; thence S. 77-13 E. 113.89 feet to the beginning corner, and containing 0.78 acres.

This is the same property conveyed to the mortgagors herein by deed of Aaron Scott on June 20, 1961, and recorded in Deed Book 676, page 249, RMC Office for Greenville County.

Tract 1A:

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, Gantt Township, as shown on the plat of property of E. H. Thomas, by Charles F. Webb, R.L.S., dated January 18, 1979 and recorded in the RMC Office of Greenville County in Plat Book 6-2 at page 28 and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the joint corner of property of Melvin R. Launius 95.6 feet more or less from Donaldson Road and running thence S 59-00 W, 70 feet to an iron pin that is 296 feet more or less from Donaldson Road, thence N 37-43 W, 160 feet to an iron pin, thence N 63-56 E, 99.94 feet to an iron pin on the line of Melvin R. Launius; thence S 26-53 E, 150.69 feet with said line of Melvin R. Launius to the point of beginning and containing 0.30 acres more or less.

This is the same property conveyed to the mortgagors herein by deed of E. H. Thomas, Robert H. Long and Wilton T. Saylor on even date, and recorded in Deed Book 1221, page 308, RMC Office for Greenville County.

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):