

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

FILED
GREENVILLE CO. S.C.

VOL 1693 PAGE 34

DEC 6 11 02 AM '84

THIS MORTGAGE is dated December 6, 19 84

DONNIE S. PARKERSLEY

THE "MORTGAGOR" referred to in this Mortgage is Nick Karayannis & Archie Xouris

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

South Carolina

THE "NOTE" is a note from Nick Karayannis & Archie Xouris

to Mortgagee in the amount of \$ 46,000.00, dated December 6, 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 June 10, 1988. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under

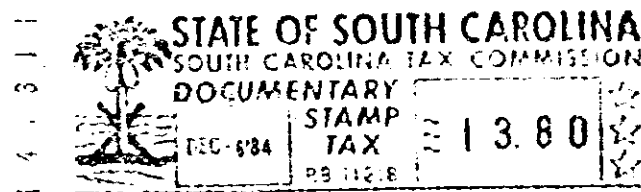
paragraph 13 below, shall at no time exceed \$ 46,000.00, plus interest, attorneys' fees, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, situate at the intersection of Douglas Drive and Laurens Road, near the Town of Simpsonville, being known and designated as Lot no. 1, on plat of Property of Martindale, which plat of same is recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book PPP at Page 199, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a iron pin on the west side of Douglas Drive, at the joint front corners of Lots 12 and 2, and runs thence along the line of Lot 2, S. 50-20 W. 187.4 feet to an iron pin; thence S. 42-59 W. 197.07 feet to an iron pin on the north side of Laurens Road; thence along Laurens Road, S. 47-03 E. 199 feet to an iron pin at the intersection of Laurens Road and Douglas Drive; thence along Douglas Drive, N. 39-40 E. 208.2 feet to the beginning corner.

THIS being the same property conveyed to Nick Karayannis & Archie Xouris by deed of Harry K. Clark recorded in the R.M.C. Office for Greenville County on April 5, 1977, in Deed Book 1054 at Page 95.



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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);