

MORTGAGE OF REAL ESTATE—Offices of Cheros and Patterson, Attorneys at Law, Greenville, S. C.

DENNIS S. TANNERSLEY

Mortgagee's address: P.O. Drawer 391, Florence, SC

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: COUNTRY VILLAGE, INC.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

One Hundred Fifty Thousand and No/100 ----- DOLLARS (\$150,000.00), with interest thereon from date at the rate of nine per centum per annum, said principal and interest to be repaid: on demand, and in any event not later than twelve (12) months from date; said interest to be payable on the tenth (10th) day of each month.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"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, being known and designated as Lots Numbered 16, 35, 36, 50 and 51, Section I of the VALLEYBROOKE Subdivision, as shown on plat recorded in Plat Book 4-N at Page 60 of the RMC Office for Greenville County.

This is the same property conveyed to the mortgagor by deed of the mortgagee dated June 15, 1978 and recorded on even date herewith.

The Mortgagee hereby agrees to release from the lien of this mortgage one lot for each \$3,800.00 paid against the principal due hereunder.

The Mortgagor shall have the right to anticipate payment in whole or part at any time without penalty.

The Lender and the borrower have entered into a certain loan agreement dated May 25, 1978, the provisions of which are incorporated herein by reference as fully and to the same extent, as though set out herein verbatim. A default in said loan agreement shall be treated as a default in this instrument.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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