

State of South Carolina

FILED
GREENVILLE CO. S.C.

VOL 1408 PAGE 003

County of GREENVILLE

Mortgage of Real Estate

JUL 1 3 30 PM '79
DONNIE S. TANKERSLEY
R.H.C.

THIS MORTGAGE made this 1st day of June, 19 79

by W. D. Goepfer and James O. Farnsworth

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is Bankers Trust Plaza, Greenville,
South Carolina

WITNESSETH:

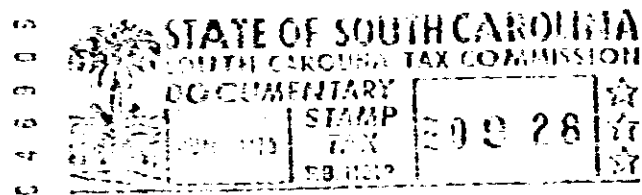
THAT WHEREAS, W. D. Goepfer and James O. Farnsworth
is indebted to Mortgagee in the maximum principal sum of Twenty Three Thousand Two Hundred and
00/100 Dollars (\$ 23,200.00), which indebtedness is
evidenced by the Note of W. D. Goepfer and James O. Farnsworth of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is 122 days after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the
aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications
thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with
Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may
subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all
renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether
direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed
\$ 23,200.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee
including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant,
bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

Unit No. 3-B, in Heritage Court Horizontal Property Regime, as shown on
plat thereof recorded in the Office of the R.M.C. for Greenville County,
South Carolina in Plat Book 6-V at page 98.

ALSO, all of the rights, privileges and common elements appertaining to
the above described unit, as set forth in said Master Deed, and the Exhibits
thereto, establishing Heritage Court Horizontal Property Regime,
recorded in the R.M.C. Office for Greenville County, South Carolina, in
Deed Book 1103 at page 217 and subject to all provisions of said Master
Deed and Exhibits.

THIS being a portion of the property conveyed unto the grantors herein by
deed of Threatt-Maxwell Enterprises, Inc., dated July 8, 1976, recorded
July 9, 1976, in the R.M.C. Office for Greenville County, South Carolina,
in Deed Book 1039 at page 345.



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).

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