

State of South Carolina

BOOK 1510 PAGE 43

Mortgage of Real Estate

County of

RECORDED
AUG 13 3 38 PM '80
R.M.C. OFFICE
GREENVILLE S.C.

THIS MORTGAGE made this 6th day of August, 1980

by Nick Karayannis

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

(hereinafter referred to as "Mortgagee"), whose address is _____

WITNESSETH:

THAT WHEREAS, Nick Karayannis
is indebted to Mortgagee in the maximum principal sum of Twenty Five Thousand Dollars
Dollars (\$ 25,000.00), which indebtedness is
evidenced by the Note of Nick Karayannis of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is August 5, 1982 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
\$ 25,000.00 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:

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, City of Greenville,
on the southeastern side of South Pleasantburg Drive (S.C. Highway 291),
being shown and designated as a portion of Lots 29 and 30 on plat
entitled "Portion of Paramount Park" by Campbell & Clarkson dated July
16, 1971, and having according to said plat, the following metes and
bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of South Pleasantburg
Drive, which iron pin is located a distance of 25 feet S. 46-41 W. from
the northeastern corner of Lot 31, Paramount Park Subdivision, thence
from said point of beginning running with the right-of-way of South
Pleasantburg Drive S. 46-41 W. 100 feet to an iron pin; thence S. 43-15
E. 126 feet to an iron pin in the line of Lot 40; thence N. 46-45 E. 100
feet to an iron pin in the line of Lot 39; thence N. 43-15 W. 126.07 feet
to an iron pin on the southeastern side of South Pleasantburg Drive at
the point of beginning.

THIS being the same property conveyed to Nick Karayannis by deed of Five
Forks Enterprises, Inc. recorded in the R.M.C. Office for Greenville
County on March 13, 1973, in Deed Book 969 at page 631.

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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).

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