

THIS MORTGAGE made this 14th day of July, 1982.

by Mary Jane Foster Lawrence

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608

Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, James R. Lawrence and Mary Jane Foster Lawrence is indebted to Mortgagee in the maximum principal sum of Sixty-Seven Thousand Eight Hundred and No/100 Dollars (\$ 67,800.00), which indebtedness is evidenced by the Note of James R. and Mary Jane Foster Lawrence of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is ninety-six months 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 \$67,800.00 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 together with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the East side of Cleveland Street and being known and designated as part of Lot No. 1 and all of Lot No. 2, as shown on plat of property of Walter L. Pickell, Jr., prepared by Pickell & Pickell, Engineers, January 2, 1948, recorded in Plat Book "R" at Page 143, in the R.M.C. Office for Greenville County, S.C., and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin near the Eastern edge of a 5 foot concrete sidewalk, running along the Eastern edge of Cleveland Street, which point is 367.9 feet from the intersection of Cleveland Street with the Southern edge of University Ridge and running thence S. 89-11 E. 125 feet to an iron pin on the Western edge of an unnamed alley; thence along said alley N. 0-49 E. 23.9 feet to an iron pin; thence along same course N. 0-49 E. a distance of 1 foot to a point; thence through the Southern edge of Lot No. 1 and 1 foot North of the joint boundary line of Lots Nos. 1 and 2, N. 89-45 W. 125 feet to a point in the front line of Lot No. 1; thence S. 0-49 W. a distance of 1 foot to an iron pin, the joint front corner of Lots 1 and 2; thence along the front line of Lot No. 2 S. 0-49 W. 23.9 feet to an iron pin, point of BEGINNING.

All Grantor's right to tie onto the South Wall of the building located on property North of and adjacent to the above lot.

ALSO:

ALL that certain, piece, parcel or lot of land situate, lying and being on the Eastern side of Cleveland Street, in the City of Greenville, County of Greenville, State of South Carolina, being shown as a portion of Lot No. 2 on Map No. 2 of Cleveland Terrace prepared by Dalton & Neves, Engineers, dated May, 1931, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book K at Page 98, and being shown and designated as Lot No. 1 as shown on a plat prepared by Pickell & Pickell, Engineers, dated April 25, 1963, entitled "Property of Industrial Heat Engineering Company," and having according to the last mentioned plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Cleveland Street at a point 323.5 feet in a southerly direction from the center line of University Ridge, at the joint front corner of Lot No. 1 and property now or formerly of Walter L. Pickell, Jr. and running thence with the line of the said Pickell lot S. 89-45 E. 125 feet to an iron pin; thence S. 00-49 W. 20.5 feet to an iron pin; thence S. 89-45 W. 125 feet to an iron pin on the eastern side of Cleveland Street; thence with the eastern side of Cleveland Street N. 00-49 W. 20.5 feet to the point of beginning. (Continued inside)

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):