

Mortgagor's Address - 4111 Green Grove Road, Knoxville
Greenville, S.C. 29607

Prepared by: MAULDIN, ALLISON & WILLIAMS

State of South Carolina

BOOK 1576 PAGE 31

S. C. Mortgage of Real Estate

County of GREENVILLE

PM '82

THIS MORTGAGE made this 22nd day of July, 1982

by Gary A. & Debbie S. Cottingim

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S. C.

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 509 Mauldin, S. C. 29662

WITNESSETH:

THAT WHEREAS, Gary A. & Debbie S. Cottingim is indebted to Mortgagee in the maximum principal sum of \$47,300.00 (Forty Seven Thousand Three Hundred) Dollars (\$), which indebtedness is evidenced by the Note of Gary A. & Debbie S. Cottingim of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is July 22, 1992 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 \$47,300.00 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Mauldin, being known and designated as Lot 131 on Plat of Forrester Woods, S 7, recorded in the RMC Office for Greenville County in Plat Book 5-P, Pages 21 & 22, reference to which is hereby made for more complete description thereof. Derivation: Deed Book 1126 Page 700.

ALSO, ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Mauldin, and being shown as Lot 130 on a plat of Forrester Woods, S 7, said plat being recorded in the RMC Office for Greenville County in Plat Book 5-P at Pages 21 & 22. Derivation: Deed Book 1143 at Page 727.

LESS that strip of land conveyed by the Mortgagors herein to William A. and Sarah Percival by Deed dated December 18, 1981 recorded in the RMC Office for Greenville County in Deed Book 1159 at Page 685, said strip being more particularly described as follows: BEGINNING at a point on the Southern side of Cherry Hill Road, the joint front corner of lots 129 & 130 running thence S. 8-30E. 112.28 ft. to a point; thence turning and running N. 16-10.5W. 111.59 ft. to a point on the Southern side of Cherry Hill Road; thence turning and running with right-of-way of said road N. 75-00E. 15 ft. to the point of beginning. This is a portion of that property conveyed to the Mortgagors herein by Deed of Danco, Inc. and recorded in the RMC Office for Greenville County in Deed Book 1443 at Page 727.

ALSO all that strip of land conveyed to the Mortgagors herein by Deed of William A. & Sarah C. Percival recorded December 30, 1981 in the RMC Office for Greenville County in Deed Book 1160 at Page 191 being more particularly described as follows: BEGINNING at a point on the joint rear corner of lots 129 and 130 at a point along a lake and running thence N. 52-03E. 20 ft. to a point along the lake; then turning and running N. 16-10.5W. 130.35 ft. to a point along the common line of said lots; then turning and running S. 8-30E. 139.02 ft. to the point of beginning. This is a portion of that property conveyed to the Percivals by Deed of Danco, Inc. recorded in the RMC Office for Greenville County on April 19, 1979 in Deed Book 1100 at Page 854.

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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