

State of South Carolina

County of GREENVILLE

Mortgage of Real Estate

BOOK 1586 PAGE 401

GR... ED... S.C. 10 07 AM '82 TAYLOR M.C. BURSLEY

THIS MORTGAGE is dated November 15, 19 82

THE "MORTGAGOR" referred to in this Mortgage is PAT BURGESS

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P.O. Box 608, Greenville, South Carolina

THE "NOTE" is a note from PAT BURGESS to Mortgagee in the amount of \$ 15,000.00, dated November 15, 19 82. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is November 30, 19 90. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$ 15,000.00, plus interest, attorneys' fees, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, its successors and assigns, the following described property:

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, and being shown as Lot 14 on a plat of Shamrock Acres, recorded in the R.M.C. Office for Greenville County in Plat Book YY, Page 43, lot fronting 85 feet on the easterly side of Shamrock Circle and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Shamrock Circle at the joint front corner of Lots Nos. 14 and 15 and running thence with the joint line of said lots N. 81-57 E., 166.4 feet to an iron pin; running thence N. 9-21 W., 4.6 feet to an iron pin; running thence N. 3-45 E., 82.1 feet to an iron pin at the joint rear corner of Lots Nos. 13 and 14; running thence with the joint line of said lots S. 81-57 W., 183 feet to an iron pin on the eastern side of Shamrock Circle; running thence with the eastern side of said circle S. 8-03 E., 85 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor by deed of William C. Burgess recorded in the R.M.C. Office for Greenville County on April 21, 1977, in Deed Book 1655, Page 31.

This mortgage is junior in lien to that certain executed in favor of Fidelity Federal Savings and Loan Association (now American Federal Savings and Loan Association) in the original amount of \$28,800.00 recorded in the R.M.C. Office for Greenville County on June 20, 1975, in R. E. Mortgage Book 1342, Page 183.

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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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