

State of South Carolina

County of

GREENVILLE

FILED  
GREENVILLE CD. S.C.

FEB 2 4 55 PM '83

DONNIE S. TANKERSLEY  
R.M.C.

Mortgage of Real Estate

BOOK 1593 PAGE 777

THIS MORTGAGE is dated February 2, 1983

THE "MORTGAGOR" referred to in this Mortgage is Young Men's Christian Association of Greenville, Inc.

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 608, Greenville, South Carolina 29602

THE "NOTE" is a note from Young Men's Christian Association of Greenville, Inc. to Mortgagee in the amount of \$400,000.00, dated February 2, 1983. 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 February 1, 1987. 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 \$ 400,000.00, 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:

(See Exhibit A attached)

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
FEB 2 '83  
STAMP  
TAX  
160.00  
PB 11218

2 FEB 2 83 1396

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);

CCCI

BT-002 (9/77)

0.772

4328-RV21