

State of South Carolina

GREENVILLE CO. S.C.

BOOK 1602 PAGE 950

APR 21 11 59 AM '83 Mortgage of Real Estate

County of Greenville

DONNIE W. WATKINSLEY
R.M.C.

THIS MORTGAGE is dated April 21, 19 83

THE "MORTGAGOR" referred to in this Mortgage is Marvin Coburn

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is PO Box 608
Greenville, S. C. 29602

THE "NOTE" is a note from Marvin Coburn
to Mortgagee in the amount of \$ 40,000.00, dated April, 19 83. 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 April 15, 19 91. 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 \$ 40,000.00, 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:

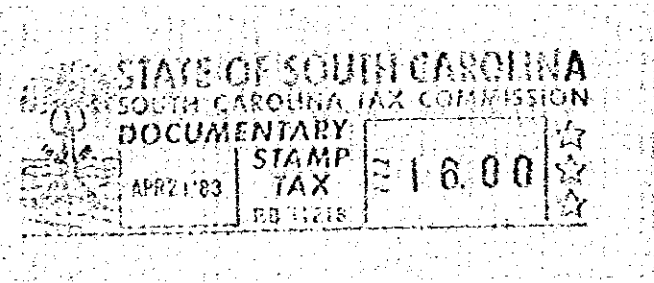
ALL that certain piece, parcel or lot of land, with all improvements thereon,
or hereafter constructed thereon, situate, lying and being in the State of South
Carolina, County of Greenville, City of Greenville, on the Northwestern side
of Henderson Road being known and designated as Lot No. 4 on a plat prepared
by Campbell & Clarkson, dated June 14, 1968, entitled Property of Joe W. Hiller,
et al., recorded in the R.M.C. Office for Greenville County, South Carolina,
in Plat Book PPP at Page 62 and having, according to said plat, the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Henderson Road at the joint
front corner of Lots Nos. 3 and 4 and running thence with the line of Lot No.
4, N 34-15 W 322.98 feet to an iron pin at the joint rear corner of Lots Nos.
3 and 4; thence S 55-40 W 150 feet to an iron pin at the joint rear corner of
Lots Nos. 4 and 5; thence with the line of Lot No. 5, S 34-15 E 323.20 feet to
an iron pin on the Northwestern side of Henderson Road; thence with the
Northwestern side of Henderson Road, N 55-45 E 150 feet to the point of beginning.

This mortgage is junior in rank to the mortgage executed by the Mortgagor to
Fidelity Federal Savings and Loan Association, recorded in said R.M.C. Office
in Mortgage Book 1416, Page 29. (Fidelity Federal Savings and Loan Association is
now American Federal Savings and Loan Association).

Being the same conveyed to the Mortgagor by deed of Joe W. Hiller, dated July
24, 1968, recorded in said R.M.C. Office in Deeds Book 849, Page 399.

APR 21 93 04:2 4.00001



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);