

State of South Carolina )

BDC: 1606 233

Mortgage of Real Estate

County of Greenville GREENVILLE S.C. )

FILED

MAY 12 9 10 AM '83

THIS MORTGAGE is dated JUNE 15 1983 May 11, 19 83

THE "MORTGAGOR" referred to in this Mortgage is AIKEN PROPERTIES, a South Carolina Limited Partnership,

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is \_\_\_\_\_  
Post Office Box 608, Greenville, South Carolina 29602

THE "NOTE" is a note from AIKEN PROPERTIES, a South Carolina Limited Partnership, to Mortgagee in the amount of \$ 37,000.00, dated May 11, 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 May 11, 1984. 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 \$ 37,000.00, 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, together with improvements thereon, situate, lying and being on the eastern side of Montclair Road in or near the Town of Mauldin in Greenville County, South Carolina and being shown and designated as Lot No. 39 of Montclair Subdivision, Section 3, on plat recorded in the Greenville County R.M.C. Office in Plat Book WWW, Page 57, and having, according to said plat and a more recent plat dated February 24, 1983 entitled "Survey for Suitt Construction Co. Property of Robert L. Clemmer" by Richard D. Wooten, Jr., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Montclair Road at the joint front corner of Lots 40 and 39 and running thence with the joint line of said lots, S. 60-42 E. 150 feet to an iron pin; thence running S. 29-18 W. 90 feet to an iron pin at the joint rear corner of Lots 38 and 39; thence with the joint line of Lots 38 and 39, N. 60-42 W. 150 feet to an iron pin on the eastern side of Montclair Road; thence with Montclair Road, N. 29-18 E. 90 feet to the point of beginning.

BEING the same property conveyed to the Mortgagor herein by Deed of Robert L. Clemmer dated May 11, 1983, to be recorded herewith.

GCTO -----3 MY1283 006

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
\$ 14.80

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);