

State of South Carolina)

BOOK 1610 PAGE 652

Mortgage of Real Estate

County of FLORENCE)

THIS MORTGAGE is dated May 20, 19 83

THE "MORTGAGOR" referred to in this Mortgage is Steve West

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is Florence, South Carolina

THE "NOTE" is a note from Berry & High, Inc. to Mortgagee in the amount of \$ 518,000.00, dated May 20, 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 September 2, 19 93. 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 \$ 518,000.00, 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 lot of land situate in the City of Florence, County of Florence, State of South Carolina, on the North side of West Palmetto Street, fronting One Hundred Fifty-three (153) feet thereon, and running back to a depth of Three Hundred Twenty-three and 2/10 (323.2) feet, as shown on a map of property prepared for Steve West, made by Ervin Engineering Company, dated February 23, 1968, and recorded in the Office of the Clerk of Court for Florence County, South Carolina, in Plat Book "Z" at page 50. Said lot is more particularly described and bounded as follows:

BEGINNING at a point on the North margin of West Palmetto Street three hundred eighteen and 4/10 (318.4) feet East of the intersection of West Palmetto Street and Cashua Drive, thence running North 18 degrees 36 minutes East 323.2 feet to a point, whereon it is bounded by property of parties not known; thence North 82 degrees 45 minutes East 153 feet to a point, whereon it is bounded now or formerly by property of McLeod; thence South 18 degrees 36 minutes West (shown on said map as North 18 degrees 36 minutes East) a distance of 323.2 feet to a point on the northern margin of West Palmetto Street, whereon it is bounded by property of McLeod; thence along the northern margin of West Palmetto Street South 82 degrees 45 minutes West a distance of 153 feet to the point of beginning; all of which will more fully appear by reference to the above mentioned map.



MAY 20 9 39 AM '83
FLORENCE COUNTY, S.C.

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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).

RECORDED JUN 8 1983
BT-002 (977)

at 11:45 A.M.

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