

State of South Carolina

BOOK 1013 PAGE 237

Mortgage of Real Estate

County of Greenville GREENVILLE S.C.

JUN 27 3 34 PM '83

THIS MORTGAGE is dated June 24, 1983

THE "MORTGAGOR" referred to in this Mortgage is ROC Enterprises Partnership

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is _____

P. O. Box 509, Mauldin, S.C. 29622

THE "NOTE" is a note from ROC Enterprises Partnership

to Mortgagee in the amount of \$ 240,000.00, dated June 24, 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 June 24, 1993. 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 \$ 240,000.00, 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 and designated as Lots #10 and #11 on plat of "Boland Park" as prepared by Freeland & Associates and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-P at Page 68, reference to said Plat being made for a complete metes and bounds description of said lots.

Derivation as to Lot #10: This is the same property conveyed to the Mortgagor herein by deed of Robert J. Boland, dated June 17, 1983 and recorded in the Greenville County RMC Office on June 27, 1983 in Deed Book 1191 at Page 227.

Derivation as to Lot #11: This is the same property conveyed to the Mortgagor herein by deed of Stewart Square Partnership, a General Partnership dated June 17, 1983 and recorded in the Greenville County RMC Office on June 27, 1983 in Deed Book 1191 at Page 228.

CG10 -3 JUN 27 83 013

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
96.00

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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