

Mortgage of Real Estate

County of Greenville

LEATHERWOOD, WALKER, TORO & MANN

THIS MORTGAGE is dated July 1, 1983

THE "MORTGAGOR" referred to in this Mortgage is Carl D. Blyth, Sr.

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 Carl D. Blyth, Sr.

to Mortgagee in the amount of \$100,000.00, dated July 1, 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 July 1, 1985. 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 \$100,000.00, 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 tract of land, together with buildings and improvements thereon, situate, lying and being on the south side of Roe Ford Road in Greenville County, South Carolina, and being shown and designated as Lots 47, 59, 58, and the western portion of Lot 57 on Plat of Stratford Forest Subdivision by Piedmont Engineering Service dated February 25, 1957, recorded in the Greenville County R.M.C. Office in Plat Book KK, Page 89, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Roe Ford Road at the joint front corner of Lots 59 and 60 as shown on the above referred to plat, and running thence with the southern right-of-way of Roe Ford Road, S. 84-08 E. 160 feet to an iron pin; thence S. 78-59 E. 160 feet to an iron pin at the joint front corner of Lots 59 and 58; thence continuing with the southern right-of-way of Roe Ford Road, S. 76-18 E. 184.9 feet to an iron pin at the joint front corner of Lots 58 and 57; thence continuing with the southern right-of-way of Roe Ford Road, S. 75-40 E. 103.1 feet to an iron pin; thence leaving Roe Ford Road and running through Lot 57, S. 13 W. 297.4 feet to an iron pin; thence N. 74-08 E. 102.2 feet to an iron pin at the joint rear corner of Lots 57 and 58; thence along the rear line of Lot 58, N. 74-08 W. 97 feet, more or less, to an iron pin at the joint rear corner of Lots 47 and 48; thence with the joint line of Lots 47 and 48, S. 13-15 W. 295.8 feet to an iron pin on the northern side of S. Warwick Road; thence with the northern right-of-way of S. Warwick Road, N. 78-18 W. 69.9 feet to an iron pin; thence continuing with said right-of-way, N. 82-43 W. 99.8 feet to an iron pin at the joint front corner of Lots 47 and 46; thence with the joint line of Lots 47 and 46, N. 9-30 W. 349.5 feet to an iron pin at the joint rear corner of Lots 47, 46, 60 and 59; thence with the joint line of Lots 60 and 59, N. 9-30 W. 276.2 feet to an iron pin on the south side of Roe Ford Road, being the point of beginning; and being the same property acquired by the Mortgagor herein from Wallace F. Pate by Deed recorded January 27, 1967 in Deed Book 812 at Page 600, and from the Peoples National Bank of Greenville, S.C. as Agent for Furman University by Deed recorded February 13, 1967 in Deed Book 813 at Page 576, and by Deed recorded March 15, 1967 in Deed Book 815 at Page 413.

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):