

JUL 18 12 03 PM '83

Mortgage of Real Estate

County of GREENVILLE

DONNIE S. TANKERSLEY R.H.C.

THIS MORTGAGE is dated July 12, 1983

THE "MORTGAGOR" referred to in this Mortgage is Tony Boyd Franklin and Darlene Tucker Franklin

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is 116 N.E. Main Street, Simpsonville, S.C. 29681

THE "NOTE" is a note from Tony B. Franklin and Darlene T. Franklin to Mortgagee in the amount of \$12,000.00, dated July 12, 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 15, 1987. 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 \$12,000.00, 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.

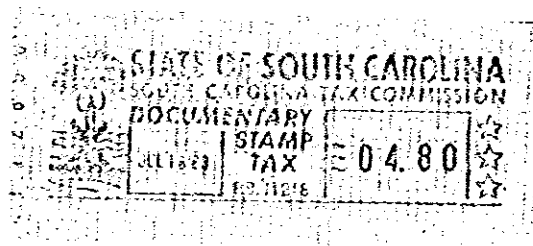
THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other 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 lying, being and situate in the County of Greenville, State of South Carolina, near the City of Fountain Inn, and shown as Lot #5 on a Plat of Sunset Heights recorded in the R.M.C. Office for Greenville County in Plat Book "00" at Page 317; and further shown on a Plat entitled "Property of Mamie Joyce M. Bolton" by R. B. Bruce, R.L.S., Carolina Surveying Company, dated September 10, 1974, and having, according to said Plats, the following metes and bounds:

BEGINNING on Looney Brook Drive at the joint front corner of Lots #4 and #5 of Sunset Heights, and running N. 24-0 W. 100 feet to a point, joint front corner of Lots #5 and #6; thence running N. 66-0 E. 180 feet to a point at the rear joint corner of Lots #5 and #6; thence running S. 24-0 E. 100 feet to the joint rear corners of Lots #4 and #5; thence running S. 66-0 W. 180 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Mamie Joyce M. Bolton recorded on 7 February 1975 in Deed Book 1014 at Page 407 in the RMC Office for Greenville County.

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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);