

P.O. Box 608
Greenville, S.C. 29602
State of South Carolina

GREENVILLE S.C.
JUL 28 3 26 PM '83
DONNIE S. WATKINS
R.M.C.

Mortgage of Real Estate

County of GREENVILLE

89-1613-167

THIS MORTGAGE is dated July 26, 1983

THE "MORTGAGOR" referred to in this Mortgage is PAUL C. AUGHTRY, III

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

P. O. Box 608, Greenville, South Carolina 29602

THE "NOTE" is a note from Paul C. Aughtry to Mortgagee in the amount of \$250,000.00, dated July 26, 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 March 1, 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 \$250,000.00, 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, located, lying and being in the County and City of Greenville, State of South Carolina, containing 4.28 acres, more or less, as shown on plat entitled, "Foundation Survey For Paul C. Aughtry, III", dated July 13, 1983, prepared by C. O. Riddle, recorded in the Greenville County RMC Office in Plat Book 8-P, at Page 98, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Southern side of the cul-de-sac of Parrish Court at the joint corner of the within tract and property of Section 3, Collins Creek Subdivision, and running thence along the joint line of said tracts S. 28-09-17 E. 191.26-feet to a point; thence running S. 48-01-47 E. 150-feet to a point; thence running S. 64-26-47 E. 220.99-feet to a point; thence running S. 80-53-28 E. 220.99-feet to a point; thence running S. 0-53-12 W. 53.95-feet to a point in the line of property of Section F, Gower Estates; thence running along the joint line of said tracts, S. 70-04-42 W. 300.68-feet to a point near the cul-de-sac of Charlbury Street and in the line of property of Colonial Estates; thence running along the joint line of said tracts N. 61-30-24 W. 741.28-feet to a point at the joint corner of the within tract and property now or formerly of Jack E. and Bobby Joe Collins; thence running along the joint line of said tracts N. 46-33-19 E. 123.77-feet to a point; thence running S. 69-20-48 E., 22.37-feet to a point; thence running N. 47-08-48 E. 197.92-feet to a point on the Southern side of the cul-de-sac of Parrish Court; thence running along said cul-de-sac, the radius of which is 50-feet, S. 80-30-15 E. 61.08-feet to a point at the joint corner of the within tract and property of Section 3, Collins Creek Subdivision, the point and place of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of Collins Creek, Inc. recorded in the RMC Office for Greenville County in Deed Book 1172, at Page 393 on August 19, 1983,

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).

RECORD

828 RV 2