

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE GREENV FILED

THIS MORTGAGE is dated AUG 2 2 28 PM '83 August 1 1983

THE "MORTGAGOR" referred to in this Mortgage is OTTMAR G. BOHNENBERGER & RACHEL BOHNENBERGER

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

THE "NOTE" is a note from Ottmar G. Bohnenberger & Rachel Bohnenberger to Mortgagee in the amount of \$ 200,000.00 dated August 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 January 30, 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 \$ 200,000.00 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 the County of Greenville, State of South Carolina, and known and designated as Lot No. 103 on the plat of Green Valley Subdivision, prepared by Piedmont Engineering Company and dated December 20, 1957, which plat is recorded in the RMC Office for Greenville County, S.C. in Plat Book QQ, pages 2 and 3 and which lot by reference to said plat is more particularly described as follows:

BEGINNING at an iron pin in the east line of East Round Hill Road, joint front corner of Lots Nos. 102 and 103, and running thence along the joint line of said lots S. 81-49 E. 362.3 feet to an iron pin in edge of golf course, joint rear corner of lots Nos. 102 and 103; thence along the edge of golf course N. 19-39 W. 261 feet to an iron pin, joint rear corner of Lot Nos. 103 and 104; thence along the joint line of said lots N. 86-00 W. 224.1 feet to an iron pin in the east line of said East Round Hill Road, joint front corner of Lots Nos. 103 and 104; thence along the line of said road S. 12-31 W. 215 feet to the point of beginning.

This being the same property this date conveyed to Mortgagor by deed of L. Dean Cassell et al to be recorded herewith.

ALSO: All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 3.47 acres as shown on plat of Rachel Bohnenberger as prepared by Williams and Plumblee, Inc. dated December 3, 1980 and recorded in the RMC Office for Greenville County in Plat Book 8-F, page 92, and having such metes and bounds as shown thereon.

This is the same property conveyed to Rachel Bohnenberger by Deed of Yeargin Properties, Inc. recorded in Deed Book 1138, page 978, on December 16, 1980, in the RMC Office for Greenville County, South Carolina.

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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