

State of South Carolina

FILED
GREENVILLE
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Mortgage of Real Estate

County of Greenville

THIS MORTGAGE is dated August 15 19 83

THE "MORTGAGOR" referred to in this Mortgage is Marion A. Miller

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is PO Box 608
Greenville, S. C. 29602

THE "NOTE" is a note from Brissey's Garage
to Mortgagee in the amount of \$ 32,000.00 dated August 15, 19 83. 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 August 15, 19 86. 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 \$ 32,000.00, 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 parcel of land, with the buildings and improvements thereon,
situate in the City of Greenville, County of Greenville, State of South Carolina,
and described as follows:

BEGINNING at a stake on the West side of River Street, corner of Lot, now or
formerly of W. A. Hamby; said stake being located 235.6 feet South of Utility
Street, measured along the West side of River Street; thence with property now
or formerly of W. A. Hamby, North 62 Degrees, 45 Minutes West, 280.8 feet to the
East line of Cox Street; thence with the East line of Cox Street, North 28 Degrees
15 Minutes East, 101.2 feet to an iron, corner of property, now or formerly, of
United Ice Company; thence with property now or formerly of United Ice Company,
South 62 Degrees, 33 Minutes East, 278 feet to a cross in concrete sidewalk on West
side of River Street; thence with the West line of River Street, South 26 Degrees,
44 Minutes West, 100 feet to the POINT AND PLACE OF BEGINNING. This property being
that shown on a Map prepared by Pickell & Pickell, Engineers, Greenville, South
Carolina, dated June 15, 1946, and having the title: "Property of The Atlantic
Refining Company, located in the City of Greenville, Greenville County, South
Carolina."

EXCEPTING THEREFROM, a strip of land across the Northerly portion of said premises
taken by the South Carolina State Highway Department for the improvement of Cox
Street, now known as Academy Loop.

This is the identical lot of land conveyed to I. Mercer Brissey and Marion A.
Miller by Atlantic Richfield Company by Deed dated September 28, 1970, recorded
in Deed Volume 899, at Page 557. Subsequently, I. Mercer Brissey died testate
leaving his one-half (1/2) interest in the above-described property to Margaret
Inman Brissey, individually and as Executrix of the Estate of Isaac Mercer Brissey,
as will appear in his Will filed in the Probate Court for Greenville County, S.C.,
in Apartment 1287, File 5.

This is also the identical lot of land heretofore conveyed to the Mortgagor herein,
Marion A. Miller by Deed of Margaret Inman Brissey, who conveyed thereby her
1/2 interest in said lot to the said Marion A. Miller, said Deed being dated and
recorded on July 26, 1973, in the RMC Office for Greenville County, S.C. in Deed
Volume 980 at Page 70, at 4:23 p.m.

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).