

P. O. Box 608, Greenville, S.C. 29602

State of South Carolina

County of Greenville

Mortgage of Real Estate

THIS MORTGAGE is dated August 19, 1983

THE "MORTGAGOR" referred to in this Mortgage is WALTER C. WORSHAM AND CAROLYN W. WORSHAM

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 WALTER C. WORSHAM AND CAROLYN W. WORSHAM to Mortgagee in the amount of \$ 55,022.04 dated August 19, 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 August 19, 1990. 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 \$ 55,022.04 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, with the buildings and improvements thereon, lying and being at the northerly intersection of Silver Pine Court and Silver Creek Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 319 on plat entitled "Map No. 1, Section 1, Sugar Creek" as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-D at Page 18, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Silver Creek Road, said pin being the joint front corner of Lots Nos. 319 and 320, and running thence with the common line of said Lots N. 26-59-00 E. 150 feet to an iron pin, the joint rear corner of Lots Nos. 319 and 320; thence S. 63-01-00 E. 145 feet to an iron pin on the northwesterly side of Silver Pine Court; thence with the northwesterly side of Silver Pine Court S. 29-23-06 W. 26.31 feet to an iron pin; thence continuing with said Court S. 28-56-44 W. 99.30 feet to an iron pin at the intersection of Silver Creek Road and Silver Pine Court; thence with said intersection S. 73-30-28 W. 35.63 feet to an iron pin on the northeasterly side of Silver Creek Road; thence with the northeasterly side of Silver Creek Road N. 62-45-28 W. 11.5 feet to an iron pin; thence continuing with said Road N. 63-01-00 W. 103.14 feet to an iron pin, the POINT OF BEGINNING.

This is the identical property conveyed to the Mortgagors herein by Cothran & Darby Builders, Inc. by deed recorded May 1, 1975, in the R.M.C. Office for Greenville County in Deed Book 1017 at Page 577.

This is a second mortgage and is junior in lien to that mortgage executed unto Fidelity Federal Savings and Loan Association (now known as American Federal Bank) dated and recorded May 1, 1975, in the R.M.C. Office for Greenville County in Mortgage Book 1333 at Page 124, in the original amount of \$59,000.00.

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).