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MORTGAGE

(Participation)

This mortgage made and entered into this 17th day of August, 1983, by and between LANA DORIS MOLLER

(hereinafter referred to as mortgagor) and BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as mortgagee), who maintains an office and place of business at Greenville, South Carolina,

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville State of South Carolina

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots Nos. 1, 2, 3, and a portion of Lot 4, as shown on a plat of Property of FLYNN ESTATES DEVELOPMENT No. 1, prepared by H. S. Brockman, Surveyor, dated July 3, 1953, and recorded in the R.M.C. Office for Greenville County in Plat Book W, at Page 195, and on a more recent survey of Property of Lana Doris Moller, prepared by Dalton & Neves, Engineers, dated November, 1981, and having, according to the more recent plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of U. S. Highway 29, at the intersection of Skyline Way and U. S. Highway No. 29 and running thence with the western edge of Skyline Way N. 16-10 W. 204.4 feet to an iron pin; thence continuing with the edge of Skyline Way N. 8-50 W. 11 feet to an iron pin; thence continuing with the edge of Skyline Way N. 0-31 E. 66.6 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 17; thence leaving Skyline Way S. 67-34 W. 364.7 feet to an iron pin; thence S. 22-24 E. 200 feet to an iron pin on the northwestern edge of the right of way of U. S. Highway No. 29 N. 67-36 E. 154 feet to an iron pin; thence continuing with said right of way S. 22-24 E. 75 feet to an iron pin; thence continuing with said right of way N. 67-36 E. 160 feet to an iron pin at the intersection of U. S. Highway No. 29 and Skyline Way, being the point of BEGINNING.

This is the same property conveyed to Lana Doris Moller by Robert E. Garrett by deed recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1119 at Page 753 on January 30, 1980.

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagee hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon, the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagee shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated August 17, 1983 to the principal sum of \$350,000.00 signed by Stephen F. Moller in behalf of Steeder Enterprises, Ltd.

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