

State of South Carolina

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE is dated August 31, 1983.

THE "MORTGAGORS" referred to in this Mortgage is The Henderson Company, Inc. and Martha Ann H. Martin,

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 The Henderson Company, Inc. and Martha Ann H. Martin, to Mortgagee in the amount of \$31,751.80, dated August 31, 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 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 \$31,751.80, 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 of that certain piece, parcel or lot of land, together with improvements thereon, located in the State of South Carolina, Greenville County, Greenville Township, City of Greenville, lying on the southern side of Laurens Road, being shown and designated as a portion of Lot 115, Block J, on a map of East Park, recorded in the R.M.C Office for Greenville County in Plat Book A, Page 383, and being more recently shown on a plat of the Property of The Henderson Company, Inc. prepared by H. C. Clarkson, Jr., RLS, dated May 9, 1980, recorded in the R.M.C. Office for Greenville County in Plat Book 7-U, at Page 96, and having, according to the last aforementioned plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the southern side of Laurens Road at the joint front corner of this property and the right-of-way of the Charleston & Western Carolina Railroad and running thence with the common line of this property and the right-of-way line of the Charleston & Western Carolina Railroad, S. 73-11 W. 180.8 feet to an old iron pin; thence N. 37-03 E. 133.35 feet to an old iron pin on the southern side of Laurens Road; thence with the southern side of Laurens Road S. 59-45 E. 107.3 feet to an iron pin, the point of beginning.

This is the identical property conveyed to The Henderson Company, Inc. by deed from Paul B. Haines dated May 15, 1980, recorded May 15, 1980, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1125, at Page 868.

This is a third mortgage on the above described property and is subordinate in lien to that certain first mortgage heretofore given by Paul B. Haines to Roy W. Boggess in the original amount of \$28,200.00 dated February 28, 1975, recorded in the aforesaid R.M.C. Office in Mortgage Book 1334, at Page 87, and that certain second mortgage heretofore given by The Henderson Company, Inc. to Paul B. Haines in the original amount of \$8,000.00 dated May 15, 1980, recorded in the aforesaid R.M.C. Office in Mortgage Book 1503, at Page 214.

ALL that certain piece, parcel, or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 6 on a plat of Oakway Subdivision, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book JJJ, Page 107, reference to which plat is hereby carved for a metes and bounds description thereof.

\*(SEE SCHEDULE A FOR CONTINUATION)

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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