

State of South Carolina

BOOK 1025 PAGE 55

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE is dated August 31, 1983

THE "MORTGAGOR" referred to in this Mortgage is Frank A. Landgraff

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 608, Greenville, South Carolina 29602

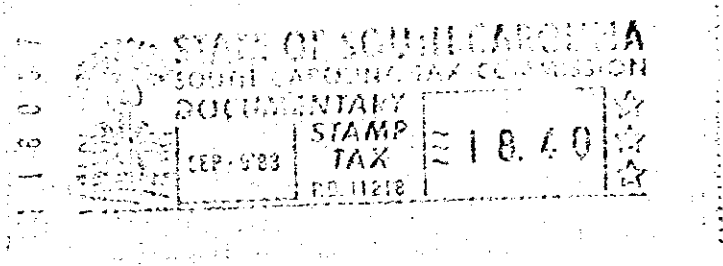
THE "NOTE" is a note from Frank A. Landgraff

to Mortgagee in the amount of \$46,000.00, 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 31, 1988. 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 \$46,000.00, 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 piece, parcel or lot of land lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 1 on plat of Augusta Court, and being more particularly described by a plat of R. B. Bruce, RLS #1952, dated August 23, 1983, said plat being recorded in the office of the RMC for Greenville County herewith in Plat Book 9-7 at Page 65, reference to said plat being hereby made for a more complete and accurate description.

This being the identical property conveyed to Mortgagor by deed of Martha L. Stewart, Executrix, dated August 31, 1983, and recorded herewith in the office of the RMC for Greenville County, South Carolina, in Deed Book 1196 at Page 105.



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);