

State of South Carolina

County of GREENVILLE

Mortgage of Real Estate

THIS MORTGAGE is dated September 21, 1983
THE "MORTGAGOR" referred to in this Mortgage is RAMESHCHANDRA DAHYABHAI PATEL and SUMATI RAMESHCHANDRA PATEL

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 Rameshchandra Dahyabhai Patel and Sumati Rameshchandra Patel
to Mortgagee in the amount of \$ 30,000.00, dated September 21, 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 March 19, 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 \$ 30,000.00, 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 piece, parcel or lot of land with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Plantation Drive and being shown as Lot No. 13 on plat of Holly Tree Plantation Subdivision, Phase III, Section I, dated September 1, 1978, prepared by Piedmont Engineers, Architects & Planners, recorded in Plat Book 6-H at Page 74, in the RMC Office for Greenville County, reference to said plat being craved for a metes and bounds description thereof.

THIS is the same property conveyed to the Mortgagors herein by deed of Rosamond Enterprises, Inc., dated January 6, 1981 and recorded January 7, 1981 in the RMC Office for Greenville County in Deed Book 1140 at Page 380.

THIS mortgage is junior in lien to that Certain Mortgage in favor of First Federal Savings and Loan Association recorded September 4, 1980 in REM Book 1514 at Page 453 in the original amount of \$81,600.00.

RECORDED IN RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
SEP 23 10 57 AM '83
STAMP TAX \$12.00

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);