

State of South Carolina

Mortgage of Real Estate

1328 PAGE 383

County of Greenville

FILED
GREENVILLE

THIS MORTGAGE is dated September 29 SEP 30 1 26 PM '83 19 83

THE "MORTGAGOR" referred to in this Mortgage is Bernard P. and Loretta J. Wychules

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P.O. Box 608
Greenville, S. C.

THE "NOTE" is a note from Bernard P. and Loretta J. Wychules
to Mortgagee in the amount of \$ 75,000.00, dated September 29, 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 27, 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 \$ 75,000.00, 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 situate, lying and being in the State of
South Carolina, County of Greenville, being shown and designated as Lot 600 on a plat
of Sugar Creek, Map I, Section 3, recorded in the R.M.C. Office for Greenville County
in Plat Book 9-F, Page 35 and having, according to a more recent survey prepared by
Freeland and Associates on September 26, 1983, entitled "Property of Bernard P. Wychules
and Loretta J. Wychules", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Shallowstone Road, at the joint
corner of Lots 600 and 601 and running thence along the common line of said Lots N. 35-
30 W., 160.24 feet to an iron pin; thence along the rear of Lot 600 N. 59-35 E., 88.05
feet to an iron pin; thence along the common line of Lots 599 and 600 S. 41-34 E.,
147.79 feet to an iron pin on the northern side of West Shallowstone Road; thence along
the northern side of West Shallowstone Road S. 51-28 W., 103.5 feet to an iron pin,
being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Cothran & Darby Builders,
Inc., recorded in the R.M.C. Office for Greenville County on September 30, 1983, in
Deed Book 191, Page 481.

This mortgage is junior in lien to that certain mortgage executed in favor of Bankers
Mortgage Corporation in the original amount of \$50,000.00 recorded in the R.M.C. Office
for Greenville County on September 30, 1983, in R. E. Mortgage Book 1628, Page 378.

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);