

State of South Carolina

County of GREENVILLE

Mortgage of Real Estate 786

THIS MORTGAGE is dated September 26, 19 83

THE "MORTGAGOR" referred to in this Mortgage is John S. Cooper and Rebecca J. Cooper

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is 116 North East Main St., P. O. Box 8, Simpsonville, S. C. 29681

THE "NOTE" is a note from John S. Cooper and Rebecca J. Cooper to Mortgagee in the amount of \$ 50,000.00, dated September 26, 19 83. 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 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 \$ 50,000.00, 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, located, lying and being in the County of Greenville, State of South Carolina, shown as the northern tract of two parcels on a survey of the property of John Burry, prepared by Dalton and Neeves Co., Engineers, in June of 1980, revised January 1981, and recorded in the R.M.C. Office of Greenville county, South Carolina, in Plat Book 8K at Page 22, containing approximately 8.80 acres more or less, and having such metes and bounds as appear thereon.

Derivation: Deed from John Burry, dated 1/23/81. recorded 1/27/81 in Deed Book 1141 at Page 575;

AND ALSO:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as Lot No. 166, Phase I, of CAROLINA SPRINGS,\* as shown by plat thereof, prepared by W. R. Williams, Jr., Engineer/Surveyor, dated February 1976, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly edge of Carolina Way, which iron pin is located at the joint front corner of Lots Nos. 165 and 166 and running thence with the joint line of said lots, S. 84-00 W., 232.45 feet to a point; thence N. 6-01 W., 313.2 feet to an iron pin on the Southerly edge of future road; thence with the Southerly edge of future road, N. 84-00 E., 151.5 feet to an iron pin at the intersection of Carolina Way and future road; thence with said intersection S. 54-55 E., 37.69 feet to an iron pin on the Westerly edge of Carolina Way; thence with the Westerly edge of Carolina Way, S. 13-50 E., 59.9 feet to an iron pin; thence continuing with the Westerly edge of Carolina Way, S. 16-59 E., 233.35 feet to the

CONTINUED ON ATTACHED EXHIBIT "A"

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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