

State of South Carolina (FILED GREENVILLE CO S.C.)

Mortgage of Real Estate

County of GREENVILLE (FILED 10 25 1983) DONNIE W. BERSLEY R.M.C.

THIS MORTGAGE is dated October 24, 1983

THE "MORTGAGOR" referred to in this Mortgage are Johan A. DeJong and Jacoba E. DeJong

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 248, Columbia, South Carolina 29202.

THE "AGREEMENT" is a Credit Reserve Account Agreement dated October 24, 1983, under which Mortgagee may make certain advances of credit to John A. DeJong. The Agreement and any documents renewing, extending or modifying it and any items or documents evidencing future advances are all referred to as the "Agreement" and are considered to be a part of this Mortgage. The amount of debt secured by this Mortgage, including the outstanding amount advanced and the Agreement 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 Agreement will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as may be provided in the Agreement.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Agreement; (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 Agreement 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 lot of land in the State of South Carolina, County of Greenville, at the northeastern corner of Woodvale Avenue and Byrd Boulevard, in the City of Greenville, being the major portion of Lot 227, as shown on plat of Traxler Park, recorded in Plat Book F at Pages 114-115, and described as follows:

BEGINNING at an iron pin at the northeastern corner of Byrd Boulevard and Woodvale Avenue, and running thence with the northern side of Byrd Boulevard, S. 60-28 E. 80 feet to an iron pin at corner of Lot 228; thence with line of said lot N. 29-32 E. 185 feet to iron pin, corner of property conveyed to Newton; thence with line of said property, N. 56-12 W. 48 feet, more or less, to an iron pin on the southeastern side of Woodvale Avenue; thence with the curve of the southeastern side of said Avenue, the chord of which is approximately S. 52-56 W. 91 feet; thence continuing with the eastern side of said Avenue S. 28-30 W. 104.5 feet to the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of M.S. Faris and Heyward E. Dillingham, as Executors under the Will of Dorothea Willey Bowers, recorded in the RMC Office for Greenville County on January 4, 1968, in Deed Book 835 at page 617.

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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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