

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE is dated November 22, 1983

THE "MORTGAGOR" referred to in this Mortgage is STEVE A. PARENT

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 509, Mauldin, South Carolina 29662

THE "NOTE" is a note from STEVE A. PARENT to Mortgagee in the amount of \$15,000.00, dated November 22, 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 November 22, 1990. 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 \$15,000.00, 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 with all improvements thereon situate, lying and being in CHICK SPRINGS TOWNSHIP, County of Greenville, State of South Carolina, and being located on the south side of NATIONAL HIGHWAY at PARIS STATION and being Lots #19 and #20 of Block A of PARIS SUBDIVISION and having the following metes and bounds to wit:

BEGINNING at a stake on the south side of NATIONAL HIGHWAY at the corner of Lot 18 and running thence S. 32-42 E. 55.1 feet to a stake on the right-of-way of SOUTHERN RAILWAY COMPANY; thence running along said right-of-way N. 57-56 E. 50 feet to a stake at the corner of Lot 21; thence running N. 32-45 W. 58.3 feet to a stake on the NATIONAL HIGHWAY; thence running along said highway S. 54-20 W. 50 feet to the point of BEGINNING.

THE above described property is the same acquired by the mortgagor by deed from GUARANTY MORTGAGE COMPANY, INC. dated May 4, 1979 and recorded in the RMC Office for Greenville County on May 7, 1979 in Deed Book 1101 at Page 930.

ALSO: ALL that certain piece, parcel of lot of land with all improvements thereon situate, lying and being in CHICK SPRINGS TOWNSHIP in the County of Greenville, State of South Carolina, and being located on the south side of NATIONAL HIGHWAY at PARIS STATION and being Lot 21 of Block A as well as a 10 foot strip which is a portion of Block A as shown on a plat of PARIS SUBDIVISION made by R. E. DALTON on April 4, 1924 and recorded in the RMC Office for Greenville County in Plat Book F at Page 211 and having the following metes and bounds to wit:

BEGINNING on the southern side of the NATIONAL HIGHWAY at the joint corner of a lot formerly owned by W. S. BRADLEY and running thence S. 32-45 E. 58.5 feet to an iron pin; thence with the right-of-way of Southern Railway Company N. 57-56 E. 37.7 feet to an iron pin; thence turning and running N. 35-44 W. 60.5 feet to an iron pin on the NATIONAL HIGHWAY; thence with said NATIONAL HIGHWAY S. 54-20 W. 35 feet to the point of BEGINNING.

THE above described property is the same acquired by the mortgagor by deed from D. L. DILL and KENT S. DILL dated May 4, 1979 and recorded in the RMC Office for Greenville County on May 7, 1979 in Deed Book 1101 at Page 931.

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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