

State of South Carolina 10723-1183

Mortgage of Real Estate Vol 1183 - 321

County of Greenville

THIS MORTGAGE is dated November 14, 1983

THE "MORTGAGOR" referred to in this Mortgage is Frank A. Landgraff

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P.O. Box 608, Greenville, SC 29602

THE "NOTE" is a note from Frank A. Landgraff to Mortgagee in the amount of \$87,000.00, dated November 14, 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 15, 1988. 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 \$87,000.00, 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 unit situate, lying and being in the County of Greenville, State of South Carolina, within the corporate limits of the City of Greenville, being known and designated as Units G-I and G-II of Phase Number II of the Riverside Office Park Horizontal Property Regime, and being more particularly shown and described by reference to a first amendment to the Master Deed of Riverside Office Park Horizontal Property Regime recorded in Deed Book 1183, at page 278, records of Greenville County, South Carolina. Said plat being prepared by Heaner Engineering Co., Inc. dated February 18, 1983, and recorded in Deed Book 1183, page 278, records of Greenville County.

Being the same property conveyed to the mortgagor herein by deed from The Westminster Company recorded of even date herewith in Deed Book _____, page _____, records of Greenville County, South Carolina.

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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