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State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

FILED
S.C.
3 11 83

THIS MORTGAGE is dated December 2nd 19 83

THE "MORTGAGOR" referred to in this Mortgage is Pauline L. Gay

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 December 2, 19 83, under which Mortgagee may make certain advances of credit to Pauline Lyndon Gay. 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 \$ 15,000, 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 certain piece, parcel or tract of land lying on the northerly side of Laurens Road, in the City of Fountain Inn, S. C. and being designated on the County Block Book as 352-4-6 and having the following metes and bounds to-wit:

BEGINNING at a point on Laurens Road which point is located 104.28 feet from the intersection of Laurens Road and Quillen Avenue and running thence N 31 E 418.44 feet more or less to a point; thence N 59 W. 104.28 feet more or less to a point; thence S 31 W 418.44 feet more or less to a point on Laurens Road; thence along said Road S 59 E 104.28 feet more or less to the point of beginning, and being the identical property conveyed by J.A. Thomason to Estrade Thomason by deed dated June 28, 1915 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 27, page 352.

This being the same property conveyed to the mortgagor herein by deed of Estrade Thomason, et al. by deed dated March 3, 1972, recorded March 14, 1972 in Deed Book 938 at Page 211.

This mortgage is second and junior in lien to that mortgage given in favor of Estrade Thomason, et al. in the original amount of \$18,000.00 recorded March 14, 1972 in Mortgage Volume 1225 at Page 427.

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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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