

FILED
State of South Carolina (S.C.)

Mortgage of Real Estate

JAN 5 11 41 AM '84
County of Greenville
JONNIE B. WILKINSLEY
R.M.C.

THIS MORTGAGE is dated January 3, 1984

THE "MORTGAGOR" referred to in this Mortgage is LEDGER D. WEBER

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 January 3, 1984, under which Mortgagee may make certain advances of credit to Ledger D. Weber. 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 \$ 25,000, 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.

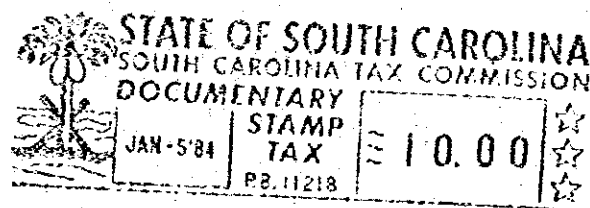
THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Agreement; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and 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 lot of land in Greenville County, S.C., situate, lying and being on the northwestern side of Mae Drive, and being known and designated as Lot 6 of GRAND VIEW HEIGHTS, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Mae Drive at the joint front corner of Lots 5 and 6 and running thence along the northwestern side of Mae Drive, and following the curvature thereof, N. 58-04 E. 124.7 feet to an iron pin; thence N. 57-39 W. 151.3 feet to an iron pin; thence S. 59-51 W. 90 feet to an iron pin at the joint rear corner of Lots 5 and 6; thence along the joint line of said lots S. 44-20 E. 142.6 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Nancy Jean Teague recorded August 10, 1977, in the RMC Office for Greenville County, S.C., in Deed Book 1062 at Page 230.

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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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