

State of South Carolina

VOL. 1643 PAGE 269

FILED  
GREENVILLE CO. S.C.

Mortgage of Real Estate

County of GREENVILLE

RECORDED  
JANUARY 4 1984  
JONNIE SLEY

THIS MORTGAGE is dated \_\_\_\_\_, 19 84

THE "MORTGAGOR" referred to in this Mortgage is ICHIRO IZUMI and TAKAKO IZUMI

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is \_\_\_\_\_  
P. O. Box 608, Greenville, South Carolina 29602

THE "NOTE" is a ~~NOTE~~ guaranty (see \* below) from Ichiro Izumi to Mortgagee in the amount of \$ 30,000.00, dated January 4, 19 84. 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 on demand ~~XXXXXX~~. 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 \$ 30,000.00, 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 in the State of South Carolina, County of Greenville, lying at the southeast corner of the intersection of McCarter Avenue with Drexel Avenue (said Drexel Avenue being undeveloped) shown on plat of property of William L. Costner dated September 1959 and recorded in the R.M.C. Office for Greenville County in Plat Book TT, Page 47, and being more particularly described according to a more recent survey entitled "Property of Ichiro Izumi and Takako Izumi" prepared by Freeland & Associates, dated May 7, 1979, as follows:

BEGINNING at the point of intersection of the southern right-of-way of McCarter Avenue with the eastern right-of-way of Drexel Avenue, and running thence with the southern right-of-way of McCarter Avenue, the following courses and distances: S. 75-38 E. 66.7 feet to an iron pin; S. 89-46 E. 108.5 feet to an iron pin at the joint front corner of the property herein described and Lot #113; thence along the joint line of Lots #113 and #114 and the property herein described, S. 3-29 W. 226.5 feet to an iron pin; thence S. 88-22 W. 209.2 feet to an iron pin on the eastern side of Drexel Avenue; thence with the eastern side of Drexel Avenue, N. 6-54 E. 212.0 feet to an iron pin; thence continuing with the eastern side of Drexel Avenue, N. 0-12 E. 20 feet to an iron pin; thence with the curve of the intersection of Drexel Avenue and McCarter Avenue, the chord of which is N. 52-17 E. 30.7 feet to an iron pin on the southern side of McCarter Avenue to the point of beginning.

This is the same property conveyed to the Grantors herein by Deed of Frances E. McGee recorded May 9, 1979 in Deed Book 1102 at Page 63, in the Greenville County R.M.C. Office.

The lien of this Mortgage is second in priority to the line of that certain Mortgage given by the Mortgagors herein to First Federal Savings and Loan Association dated May 9, 1979, recorded in Mortgage Book 1465 at Page 870 in the Greenville County R.M.C. Office securing an indebtedness in the original amount of \$58,000.00.

\* This mortgage secures the obligation of Ichiro Izumi under his written guaranty of payment of liabilities of Izumi International, Inc. and/or Izumi Embroidery Corporation, both South Carolina corporations, of even date herewith.

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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