

State of South Carolina)

Mortgage of Real Estate

County of GREENVILLE, S. C.

VOL. 1645 PAGE 343

THIS MORTGAGE is dated January 11, 1984.
THE "MORTGAGOR" referred to in this Mortgage is THOMAS G. FULLER, JR. AND ANN P. FULLER

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is _____
Post Office Box 608, Greenville, S. c. 29602

THE "NOTE" is a note from Thomas G. Fuller, Jr. Charles T. Simon & Eugene L. Edwards to Mortgagee in the amount of \$30,000.00, dated January 11, 1984. 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 January 11, 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 \$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:

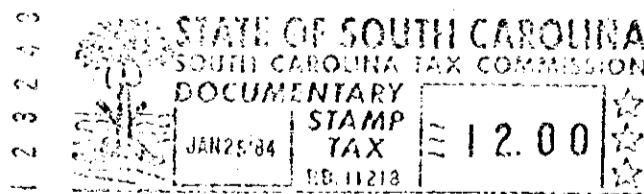
ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the Northwestern side of Perrin Street, being known and designated as Lot No. 10 of Property of Ed B. Smith, plat of which is recorded in the R.M.C. office for Greenville County in Plat Book "FF" at Pages 62 and 63, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Perrin Street at the joint front corner of Lots 9 and 10, and running thence along the corner of said Lots N. 35-30 W. 165 feet to a point at the joint rear corner of said lots; thence N. 52-16 E. 70 feet to a point at the joint rear corner of Lots 10 and 11; thence continuing along the common line of said lots 35-30 E. 165 feet to a point at the joint front corner of said lots and Perrin Street; thence continuing along Perrin Street S. 52-16 W. 70 feet to the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of Jack E. Shaw Builders, Inc., dated June 10, 1969 and recorded June 11, 1969 in Deed Book 869 at Page 554.

THIS mortgage is junior in lien to that certain mortgage in favor of Collateral Investment Company recorded June 11, 1969 in REM Book 1128 at Page 199 in the original amount of \$14,400.00, and having a principal unpaid balance of \$10,986.48.

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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);

4.0001