

State of South Carolina)

1848 556

Mortgage of Real Estate

County of GREENVILLE

GREENVILLE S.C.
FEB 7 3 11 204

THIS MORTGAGE is dated February 2, 1984

THE "MORTGAGOR" referred to in this Mortgage is Melvin Hutson

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is
Post Office Box 608, Greenville, South Carolina 29602

THE "NOTE" is a note from Melvin Hutson

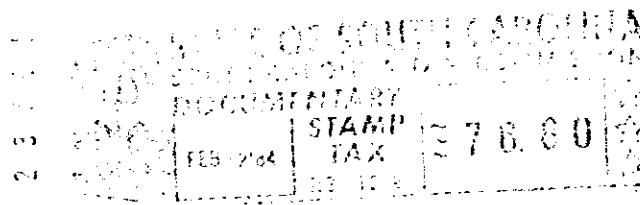
to Mortgagee in the amount of \$ 192,000.00, dated February 2, 1984. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is February 2, 1984. 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 \$ 192,000.00, 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, piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as a 40.77 acre tract on a plat of property of Larry W. and Candace C. Richardson, prepared by Dalton & Neves Co., Engineers, dated January, 1981 and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin in Old Glassy Mountain Road, at the joint front corner of property now or formerly of Mahn and running thence along the common line of said tract, S 89-23 W 366.7 feet to an iron pin; thence along a creek, the center of which is the line, the following courses and distances; N 34-26 W 231.3, N 68-39 W 389.8 feet to an iron pin, N 73-57 W 222.1 feet to an iron pin, N 63-42 W 152.2 feet to an iron pin, S 83-43 W 196.5 feet to an iron pin on the edge of a lake; thence through the lake S 81-06 W 415.3 feet to an iron pin; thence through another lake S 66-57 W 641.5 feet to an iron pin; thence back through a creek, the center of which is the line, the following courses and distances, S 17-10 W 97.1 feet, S 73-54 W 109.5 feet, S 62-15 W 396.2 feet, S 42-55 W 283.3 feet to an iron pin in the center of an old road bed; thence with said old road bed, property now or formerly of Thomas S 83-45 E 100 feet to an iron pin; thence running S 82-25 E 156 feet to an iron pin; thence running S 73-00 E 1,163.9 feet to an iron pin; thence with the common line of property now or formerly of Pearson N 29-20 E 234 feet to an iron pin; thence N 43-26 E 600 feet to an iron pin; thence running N 89-30 E 200 feet to an iron pin; thence running N. 71-13 E. 240 feet to an iron pin; thence running S 42-40 E 553 feet to an iron pin; thence running N 68-00 E 341 feet to an oak; thence running N 67-30 E. 86 feet to a post oak; thence running with Old Glassy Mountain Road N 0-10 E 286 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor herein by deed of Larry Wayne Richardson and Candice E. Richardson, dated February 2, 1984 and recorded simultaneously 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);