

State of South Carolina

Mortgage of Real Estate

1048 810

County of GREENVILLE

FILED
GREENVILLE CO. S.C.

THIS MORTGAGE is dated February 2, 1984

THE "MORTGAGOR" referred to in this Mortgage is MICHAEL G. HOLSENBACK

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is 1100 Pendleton Street, Greenville, South Carolina

THE "NOTE" is a note from MICHAEL G. HOLSENBACK

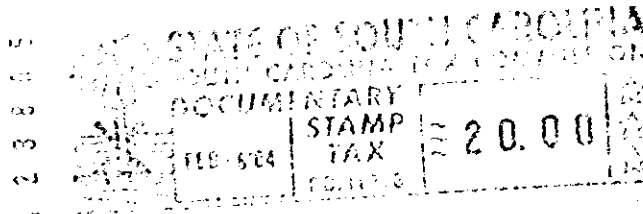
to Mortgagee in the amount of \$49,950.00, dated February 2, 1984. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is February 2, 1991. 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 \$49,950.00, 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 those lots of land together with improvements thereon situate on the southeastern side of Anderson Road in the County of Greenville, State of South Carolina, being known and designated as Lots 15 and 16 on a plat prepared by Carolina Surveying Company and also being shown as a tract containing 0.31 acres on a plat of the property of Mike Holsenback dated August 6, 1982, prepared by Carolina Surveying Company recorded in Plat Book 10G, Page 87 in the R.M.C. Office for Greenville County and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Anderson Road, corner of property now or formerly belonging to Clayton, which iron pin is approximately 642.9 feet from the intersection of Dunean Street and Anderson Road and running thence with Anderson Road N. 49-02 E., 100 feet to an iron pin; thence S. 39-06 E., 127.6 feet to an iron pin; thence S. 39-47 W., 101.9 feet to an iron pin; thence N. 39-06 W., 144 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Joseph Paul Campbell recorded December 13, 1982, in Deed Book 1178, Page 846 in the R.M.C. Office for Greenville County.



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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