

Mortgage of Real Estate

County of Greenville, S.C. )

FILED

THIS MORTGAGE is dated February 6, 1984

THE "MORTGAGOR" referred to in this Mortgage is John Carroll and Brenda L. Vaughn

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 608, Greenville, S. C. 29602

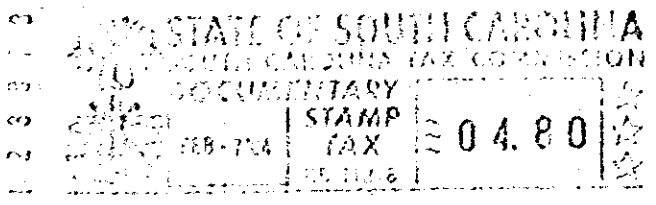
THE "NOTE" is a note from John Carroll Vaughn to Mortgagee in the amount of \$12,000.00, dated 1984. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is February 3, 1992. 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 \$12,000.00, 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 situate, lying and being in the County of Greenville, State of South Carolina, on the southwestern side of Seventh Avenue and being shown and designated as Lot No. 236 of Section 1 on the Plat of Property of F. W. Poe Manufacturing Company, recorded in the RMC Office for Greenville County in Plat Book Y at Pages 28 and 29 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Grantor herein be deed from Robert H. Wynne, Jr., dated December 11, 1978 and recorded in the RMC Office for Greenville County in Deed Book 1093 at Page 519 on December 11, 1978.

This Mortgage is a second mortgage, junior to that given by John Carroll and Brenda L. Vaughn to Collateral Investment, said Mortgage being recorded in the RMC Office for Greenville County in Mortgage Book 1452 at Page 560, recorded on December 11, 1978.



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);