

State of South Carolina)

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Mortgage of Real Estate

County of GREENVILLE)

THIS MORTGAGE is dated April 13, 1984

THE "MORTGAGOR" referred to in this Mortgage is NICK KARAYANNIS

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 8,
116 North East Main Street, Simpsonville, S. C. 29681

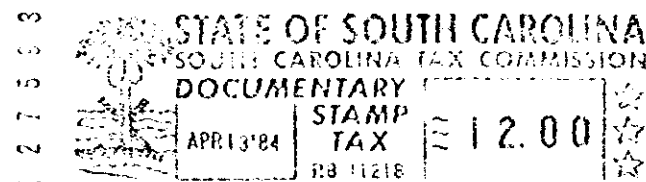
THE "NOTE" is a note from NICK KARAYANNIS
to Mortgagee in the amount of \$30,000.00, dated April 13, 1984. The
Note and any documents renewing, extending or modifying it and any notes evidencing future
advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The
final maturity of the Note is April 15, 1988. 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 \$_____, 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 situate, lying and being in
the County of Greenville, State of South Carolina, in or near the City of
Simpsonville, as shown on a plat entitled "Property of Propertunities
Limited" prepared December, 1976, by Dalton & Neves, Engineers, and having,
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Main Street (S. C. Hwy. 417), 150.8 feet
from the intersection of Main Street and Todd Circle, and running thence
N. 41-09 E., 660 feet to an iron pin; thence S. 61-39 E., 81.1 feet
to an iron pin; thence N. 28-23 E., 107.9 feet to an iron pin; thence
N. 60-59 W., 291.4 feet to an iron pin; thence S. 27-35 W., 108.4 feet
to an iron pin; thence S. 7-03 W., 198.6 feet to an iron pin; thence
S. 31-15 W., 66.1 feet to an iron pin; thence S. 75-33 W., 145.2 feet
to an iron pin; thence N. 89-20 W., 96.8 feet to an iron pin; thence
S. 35-44 W., 102.2 feet to an iron pin; thence S. 74-38 W., 52.6 feet
to an iron pin on Main Street; thence along the eastern side of Main
Street S. 36-13 E., 263.0 feet to an iron pin, the point of beginning.

The above is the same property conveyed to the mortgagor herein by
deed of Propertunities, Ltd., dated April 13, 1984, and recorded
April 13, 1984, in the RMC Office for Greenville County in Deed
Book 1210, Page 455.



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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