

Mortgage of Real Estate

County of Greenville)

THIS MORTGAGE is dated April 18, 19 84

THE "MORTGAGOR" referred to in this Mortgage is Ronnie E. Davis

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 Ronnie E. Davis to Mortgagee in the amount of \$ 10,000.00, dated April 18, 19 84. 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 18, 19 91. 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 \$ 10,000.00, 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, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot No. 473 on plat entitled "Addition to Section III, Del Norte Estates" recorded in Plat Book 4-R, Page 16, in the R.M.C. Office for Greenville County, reference to said plat is hereby craved for a metes and bounds description thereof.

This is the same property conveyed to Ronnie E. Davis and Hoyt T. Davis by deed of Threatt-Maxwell Enterprises, Inc. dated February 7, 1973, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 966, page 627 on February 7, 1973. Subsequently Hoyt T. Davis conveyed his one-half interest in the property to Ronnie E. Davis by deed dated February 28, 1974, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 994, page 745 on March 6, 1974.

This mortgage is junior in lien to that mortgage in favor of Fidelity Federal Savings and Loan Association, now known as American Federal Bank, F.S.B., in the original amount of \$24,000.00, recorded in the RMC Office for Greenville County, S.C. in Mortgage Book 1266, page 195 on February 7, 1973 and re-recorded in Mortgage Book 1268, Page 577 on March 1, 1973.

OFFICE OF SOUTH CAROLINA
CLERK OF COURTS
RECORDS AND DEEDS
STAMP
TAX \$00.00

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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