

State of South Carolina)

County of GREENVILLE

Mortgage of Real Estate

VOL 1508 PAGE 57
VOL 1509 PAGE 213

THIS MORTGAGE is dated

FILED
GREENVILLE, S.C.
JUN 18 10 22 AM '84
DONALD S. R.M.C.
JUN 20 9 41 AM 1984
SHERLEY

THE "MORTGAGOR" referred to in this Mortgage is Philippe & Joyce Latortue

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is North Hills Office
North Hills Shopping Center Greenville, South Carolina 29615

THE "NOTE" is a note from Philippe & Joyce Latortue
to Mortgagee in the amount of \$ 8,000.00 dated June 14, 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 June 1, 19 92. 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 \$ 13,620.48, 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 on
the north side of Kenilworth Drive, in the County of Greenville, State of
South Carolina, being known and designated as Lot 45 on a plat of Kingsgate,
made by Piedmont Engineers, January 9, 1969, recorded in the RMC Office for
Greenville County, South Carolina in Plat Book WW, at Pages 44 and 45, and
having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the north side of Kenilworth Drive at the joint front
corner of Lots 44 and 45 and running thence along the common line of said
Lots N. 15-39 W. 171.8 feet to a point; thence with the creek as the line S.
83-39 E. 199.4 feet to a point; thence along the common line of Lots 45 and
46 X.15-39 E. 123.8 feet to a point on the north side of Kenilworth Drive;
thence a long the said Kenilworth Drive S. 82-33 W. 186.6 feet to the point
of beginning.

This conveyance is made subject to all restrictions, setback lines, roadways,
zoning ordinances, easement and rights of way, if any, affecting the above
described property.

This is the same property conveyed to the Mortgagors by deed dated June 25, 1984 and filed
in Deed Book 1215 at page 623.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUN 15 '84
STAMP
TAX
RE. 11018
03.20

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);