

State of South Carolina

County of GREENVILLE

Mortgage of Real Estate VOL 1672 PAGE 393

THIS MORTGAGE is dated JUNE 29, 1984

THE "MORTGAGOR" referred to in this Mortgage is Roosevelt Ladson

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is 116 NE Main, Simpsonville, South Carolina 29681

THE "NOTE" is a note from Roosevelt Ladson to Mortgagee in the amount of \$10,000.00, dated July 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 June 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 \$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.

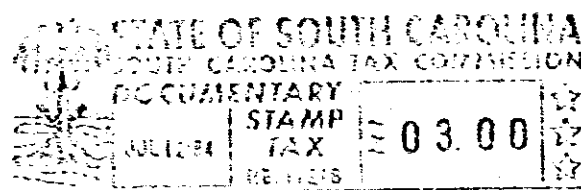
THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other 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 tract or lot of land in Township, Greenville County, State of South Carolina, known and designated on a plat prepared by J. R. Crawford, Surveyor, in November 1961 as Lots Nos. 34, 35 and 41 of Howard Heights, said lots located East of Simpsonville - Fountain Inn Road, Known as Howard Drive, which runs through said Howard Heights, and having the following courses and distances, according to said plat, to-wit:

BEGINNING at an iron pin on the Western edge of an unnamed street, joint front corner with Lot No. 36, and running thence with the Western edge of said unnamed street, S. 45 W. 160 feet to an iron pin, intersection of said unnamed street and another unnamed street, thence with the Northern edge of said unnamed street, N. 56 W. 80 feet to an iron pin, joint corner with Lot No. 41 and Lot No. 34; thence with the Northern edge of said street, N.17 W. 106 feet to an iron pin, joint corner on said street with Lot No. 40; thence with the joint line of Lots Nos. 40 and 41, N.75 E. 128 feet to an iron pin; joint corner of Lots Nos. 39, 36, 35, 41, and 40; thence with the joint line of Lots Nos. 35 and 36, N.56 W. 80 feet to an iron pin, the point of beginning, being bounded by two unnamed streets, Lots 36,40 and 39.

This being the identical property conveyed to the mortgagors by deed of Lilla H. Jones recorded in the RMC Office for Greenville County in Deed Book 829 at page 362.

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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);