

State of South Carolina)

Mortgage of Real Estate

County of GREENVILLE)

THIS MORTGAGE is dated July 30, 1984

THE "MORTGAGOR" referred to in this Mortgage is Eugene W. Bettis

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is 1322 W. Poinsett Street, Greer, S.C. 29651

THE "NOTE" is a note from Eugene W. Bettis to Mortgagee in the amount of \$100,000.00, dated July 30, 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 July 30, 1989. 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 \$100,000.00, 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:

PARCEL "A": ALL that piece, parcel or lot of land, situate, lying and being in the City of Greer, Chick Springs Township, Greenville County, South Carolina, being shown on survey and plat of property entitled "Eugene W. Bettis", dated September 11, 1975, prepared by John A. Simons, R.L.S., recorded in the RMC Office for Greenville County in Plat Book 5-0, Page 18, reference to said plat hereby pleaded for a more complete description as to metes and bounds.

This mortgage is subject to all easements, rights of way, roadways and any existing leases affecting any portions of the described property.

This is a first mortgage on this Parcel.

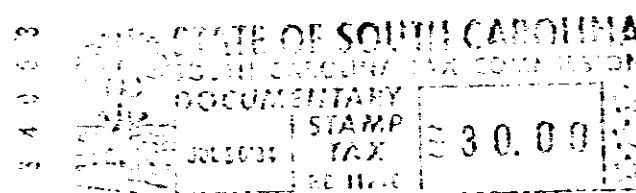
PARCEL "B": ALL that piece, parcel or lot of land, site, lying and being in the City of Greer, Chick Springs Township, Greenville County, and adjoining the above described property and being described as follows:

BEGINNING at iron pin on back edge of sidewalk on western side of North Main Street, 200 feet north of cross in concrete at intersection of North Main Street and West Poinsett Street, and runs thence N. 38-50 E. 428.2 feet to an iron pin at the southwestern corner of the intersection of North Main Street and Church Street; thence along the south side of Church Street, N. 66-56 W. 170.5 feet to iron pin; thence still along Church Street, N. 71-21 W. 93 feet to an iron pin at the southeastern corner of the intersection of Church Street and Green Street; thence along the side of Green Street (now Few Street), S. 54-17 W. 406.9 feet to an iron pin back edge of sidewalk; thence a new line from said Street, S. 67-10 E. 219.75 feet to iron pin, back edge of sidewalk on North Main Street, the beginning.

This mortgage is subject to all easements, rights of way, roadways and any existing leases affecting any portions of the described property.

This is a second mortgage on this parcel.

This is all that same property conveyed to Mortgagor by deed of Benjamin F. Few, et al, recorded in the RMC Office for Greenville County on 1-15-74 in Deed Book 992, Page 195.



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);