

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE is dated August 22, 1984

THE "MORTGAGOR" referred to in this Mortgage is J. Cohen Arms and Geraldine J. Arms

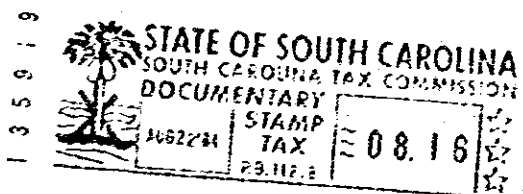
THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P.O. Box 608 Greenville, S.C. 29602

THE "NOTE" is a note from J. Cohen Arms to Mortgagee in the amount of \$27,200.00, dated August 22, 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 September 22, 1994. 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 \$27,200.00, 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 situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated on plat entitled SURVEY FOR JOHN HAWKINS, prepared by Freeland & Associates, dated June 18, 1984 and recorded in the RMC Office for Greenville County in Plat Book 104 at Page 44 and having metes and bounds as shown thereon.

This being the same property acquired by the Mortgagors by deed of John Hawkins of even date to be recorded herewith.



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);