

County of GREENVILLE

THIS MORTGAGE is dated August 15, 1984

THE "MORTGAGOR" referred to in this Mortgage is JAMES D. MARTIN, JR. and NANCY J. MARTIN

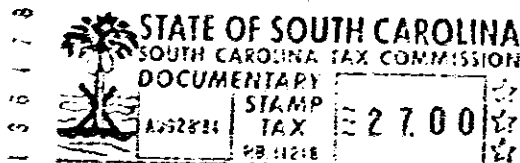
THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is
Post Office Box 608, Greenville, South Carolina 29602

THE "NOTE" is a note from James D. Martin, Jr. and Nancy J. Martin to Mortgagee in the amount of \$ 90,000.00 dated August 15, 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 April 15, 1985. 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 \$ 90,000.00, 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville being known and designated as Lot No. 154 of a subdivision known as Cliff Ridge Colony, Phase I, Sheet I as shown on plat thereof prepared by Arbor Engineering, Inc. being recorded in the RMC Office for Greenville County in Plat Book 9-F at Page 52 and having according to said plat such metes and bounds as appears thereon.

This being the same property conveyed to Mortgagor by deed of College Properties, Inc. dated December 2, 1983 and recorded in the RMC Office for Greenville County, South Carolina on December 5, 1983 in Deed Book 1201 at Page 876.



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).