

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

VOL 1681 PAGE 1

THIS MORTGAGE is dated September 1, 1984

THE "MORTGAGOR" referred to in this Mortgage is WILLIAMS STREET DEVELOPMENT CORP.

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

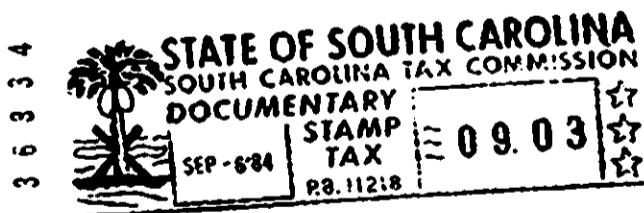
THE "NOTE" is a note from Peace-Hagood Associates to Mortgagee in the amount of \$30,012.04, dated February 13, 1984. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is September 1, 1984. 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 \$30,012.04, 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 those certain pieces, parcels or lots of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lots Nos. 35, 52, 53, 93, 94, 138, 166, 167, and 175 on plat of Dove Tree Subdivision, prepared by Piedmont Engineers and Architects, dated September 13, 1972, and revised March 29, 1973, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-X, at Pages 21, 22 and 23, reference to said plat being hereby craved for metes and bounds descriptions thereof.

This is a portion of the property conveyed to the Mortgagor herein by deed of Caine Company, Inc., dated May 4, 1979, recorded in the RMC Office for Greenville County, S. C. in Deed Book 1101, at Page 924, on May 7, 1979, and by deed of Helen J. Croxton, Individually, and Helen J. Croxton and Hugh B. Croxton, Jr., as Trustees under the Will of Hugh J. Croxton, dated August 8, 1980, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1130, at Page 714, on August 8, 1980; subsequently, a corrective deed was recorded to correct the name of the Grantee in the last mentioned deed, said deed being recorded in the RMC Office for Greenville County, S. C. in Deed Book 1182, at Page 360, on February 10, 1983.

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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):