

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE is dated October 27, 1984, 19 84THE "MORTGAGOR" referred to in this Mortgage is James A. Harper, Jr. and Marjorie M. HarperTHE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is North Main Street, Simpsonville, South Carolina 29681

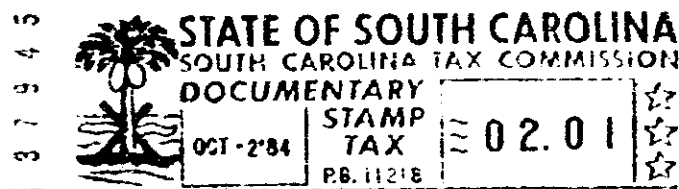
THE "NOTE" is a note from James A. Harper, Jr. and Marjorie M. Harper to Mortgagee in the amount of \$ 6,643.14, dated September 27, 19 84. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is October 6, 19 89. 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 \$ 6,643.14, 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 with the buildings and improvements thereon, situate, lying and being on the northwest side of a surface treated road near the Town of Simpsonville, in Austin Township, County of Greenville, State of South Carolina, and being shown and designated as the major portion of Lot No. 7 on a plat of property of S. T. Holland, prepared by J. Q. Bruce, Surveyor, dated October 14, 1949, and recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book "W" at Page 103, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 7 and 8 and running thence along one line of Lot 8, N. 48-26 W., 163 feet to an iron pin; thence N. 41-43 E., 73.4 feet to an iron pin at the joint rear corner of Lots 6 and 7; thence running through Lot 7 in a southeasterly direction 198 feet, more or less, to a point in the front line of Lot 7 on the northwest side of a surface treated road; thence along the northwest side of said road S. 66-44 W., 77 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of E. G. Whitmire, Jr. dated September 12, 1975 and recorded in Deed Book 1024 at Page 418 in the R.M.C. Office for Greenville County on September 18, 1975.



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);