

State of South Carolina

1694 466

Mortgage of Real Estate

County of Greenville

FILED
GREENVILLE CO. S.C.

THIS MORTGAGE is dated December 14 2 19 PM '84, 19 84

THE "MORTGAGOR" referred to in this Mortgage is DONNIE S. JANKERSLEY William G. Hopkins

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is Greenville, S. C.

THE "NOTE" is a note from Graphics Plus, Inc. to Mortgagee in the amount of \$ 50,000.00, dated December 14, 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 January 14, 19 86. 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 \$ 50,000.00, 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.

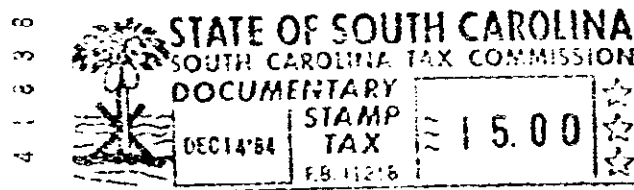
THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other 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 with all improvements thereon, situate, lying and being in Greenville County, South Carolina, and being designated as Lot #9 on a plat of Merrifield Park recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 000 at Page 117 and according to a later plat entitled "Property of William George Hopkins" prepared by R. B. Bruce, RLS, dated December 11, 1984 as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 11-D at Page 48, reference being craved hereto to said later plat for exact metes and bounds.

This is that property conveyed to Mortgagor by deed of James E. Dodenhoff, Jr., and Paul B. Costner, Jr., recorded January 10, 1969 in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 859 at Page 603.

This is a second mortgage junior to that of First Federal Savings and Loan Association as recorded April 5, 1968 in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1088 at Page 600 in the original amount of \$20,000.00.

GCTO -----1 DE14 84 059



4.00CTD

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);

0 4 6 9

7328-112