

Mortgage of Real Estate

County of Greenville

FILED GREENVILLE CO. S.C.

THIS MORTGAGE is dated Dec 27 3 42 PM '84 December 27, 19 84

THE "MORTGAGOR" referred to in this Mortgage is DONNIE S. BANKERSLEY A & S PARTNERSHIP

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

The "NOTES" are notes from Charles M. Stuart, Jr. and Joe T. Allen December 27, 19 84

to Mortgagee in the amounts of \$ 50,000.00 and \$ 69,000.00 respectively dated 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 1, 19 88. 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 \$ 119,000.00, 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 certain piece, parcel or unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 3FI and Unit No. 3FII of Riverside Condominium Office Park Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated December 24, 1982 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1179 at page 529 through 608 inclusive on December 27, 1982 and rerecorded in Deed Volume 1181 at page 866 through 948 inclusive on February 2, 1983, as amended by the First Amendment to Declaration (Master Deed) dated February 28, 1983 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1183 at page 278 on February 28, 1983 and survey and plot plan recorded in the RMC Office for Greenville County in Plat Book 9-J at pages 20 & 21, and survey and plot plan recorded with the First Amendment to Declaration (Master Deed) in Deed Book 1183 at page 278, and as further amended by the Second Amendment to Declaration (Master Deed) dated October 21, 1983 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1201 at page 861 and survey and plot plan recorded with the Second Amendment to Declaration (Master Deed) in Deed Book 1201 at Page 861.

This is the same property conveyed to mortgagor by Westminster Company, by deed of even date herewith to be recorded.

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX DEC 27 84 35.70 FEB 11 85

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);

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