

State of South Carolina

County of GREENVILLE

FILED  
GREENVILLE S.C.  
APR 29 11 33 AM '83  
DORRIS S. TANKERSLEY  
R.M.C.

BOOK 1604 PAGE 380

Mortgage of Real Estate

THIS MORTGAGE is dated APRIL 28, 19 83

THE "MORTGAGOR" referred to in this Mortgage is RONALD C. BIEKER & JEANNE R. BIEKER.

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 RONALD C. BIEKER and JEANNE R. BIEKER

to Mortgagee in the amount of \$ 95,000.00, dated APRIL 28, 19 83. 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 1, 19 84. 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 \$ 95,000.00, 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 lot of land in Greenville County, South Carolina, being known as Lot No. 5, on Plat of Terra Oaks Subdivision, recorded in Plat Book 7-X, at Page 33, in the R.M.C. Office for Greenville County. Reference being craved to said Plat for a more particular metes and bounds description.

This property is subject to Restrictions recorded in Deed Book 1131 at Page 27, in the R.M.C. Office for Greenville County and is also subject to all easements, restrictions, zoning ordinances, and rights-of-way of record and on the ground which affect said property.

This is the identical property conveyed to the Mortgagors herein by Deed of even date herewith from Terra Oaks, Inc., a South Carolina corporation, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1187, at Page 322, at 4/29/83

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
APR 29 1983  
STAMP  
TAX  
38.00  
73-1215

2 APR 29 1983 891

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 hereto);