

State of South Carolina)

Mortgage of Real Estate

County of GREENVILLE

FILED GREENVILLE

THIS MORTGAGE is dated OCT 3 2 19 1983 October 3, 1983

THE "MORTGAGOR" referred to in this Mortgage is RALPH MARTIN TRAYNUM

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 248, Columbia, South Carolina 29202

THE "NOTE" is a note from Ralph Martin Traynum to Mortgagee in the amount of \$25,000.00, dated October 3, 1983. 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 10, 1993. 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 \$25,000.00, 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 of that lot of land in the County of Greenville, State of South Carolina, with the buildings and improvements thereon, and being known and designated as a part of Lots Nos. 74 and 75 as shown on plat of Augusta Circle which plat is recorded in the RMC Office for Greenville County in Plat Book F at Pages 22 and 23, and being described as follows:

BEGINNING at an iron pin on the northwest side of Tomassee Avenue, in the front line of Lot No. 74, said pin being 56 feet in a northeasterly direction from the point where the northwest side of Tomassee Avenue intersects with northeast side of 15 foot street; and running thence through Lot No. 74, N 71-35 W 150 feet to an iron pin in the rear line of Lot No. 109; thence N 21-35 E 57 feet to an iron pin in the rear line of Lot 108; thence running through Lot No. 75, S 71-35 E 150 feet to an iron pin on the northwest side of Tomassee Avenue, said point being 113 feet northeast of the intersection of Tomassee Avenue and said 15 foot street; thence with the northwest side of Tomassee Avenue, S 21-35 W 57 feet to the beginning corner.

Being the same property conveyed to the mortgagor herein by deed of The Insurance Center of Greenville, Inc., recorded June 27, 1967 in Deed Book 822, Page 434, RMC Office for Greenville County.

STATE OF SOUTH CAROLINA... TAX \$10.00

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);

