

Mortgage of Real Estate

County of GREENVILLE CO. S.C. )

THIS MORTGAGE is dated FEB 7 11 01 AM 1984 February 6, 19 84

THE "MORTGAGOR" referred to in this Mortgage is - George E. and Mary L. Eastergard

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

THE "NOTE" is a note from George E. and Mary L. Eastergard to Mortgagee in the amount of \$ 10,000.00, dated February 6, 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 April 10, 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 \$ 10,000.00, 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.

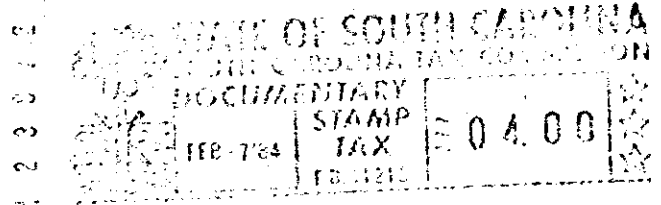
THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other 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 lot of land lying in the City of Greenville, County of Greenville, State of South Carolina, shown as Lot No. 71, Block F, on a plat of University Heights, recorded in Plat Book BB, page 21, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Twinbrook Drive, at the joint corner of lots 68 and 71 and running thence along said Drive, N. 30-26 W., 100 ft.; thence S. 56-37 W. 190.8 ft. to an iron pin; thence S. 32-07 E., 100 ft. to an iron pin; thence N. 56-37 E. 187.9 ft. to an iron pin at the point of beginning.

This is the same property conveyed to the grantors by deed recorded in the RMC Office for Greenville County in Deed Book 1002 at Page 158.

This is a second mortgage, junior to that given by the Grantors herein to United Federal Savings and Loan Association, said mortgage being recorded in the RMC Office for Greenville County in Mortgage Book 1315 at Page 85, recorded June 28, 1974



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);