

State of South Carolina

GREENVILLE
JAMES W. WINDLEY
R.M.C.

11848 1

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE is dated February 13, 1984

THE "MORTGAGOR" referred to in this Mortgage is ROC ENTERPRISES PARTNERSHIP

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is _____
P. O. Box 509, Mauldin, S.C. 29662

THE "NOTE" is a note from ROC Enterprises Partnership

to Mortgagee in the amount of \$84,000.00, dated February 13, 1984. 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 March 14, 1989. 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 \$84,000.00, 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. FI and Unit No. FII of Riverside Condominium Office Park Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated December 27, 1982 and recorded in the RMC Office for Greenville County, South Carolina in Deed Volume 1179 at Pages 529 through 608 inclusive and re-recorded in Deed Volume 1181 at Pages 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 and survey and plot plan recorded in the RMC Office for Greenville County in Plat Book 9-J, at Pages 20 and 21.

This is the same property conveyed to the Mortgagor by deed of The Westminster Company as recorded in the R.M.C. Office for Greenville County on February 14, 1984, in Deed Book 1206, at Page 256.

STATE OF SOUTH CAROLINA
RECORDING OFFICE
DOCUMENTARY
FEE
STAMP
FAX \$ 33.60

400 8

1801

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);

