

County of Greenville)

THIS MORTGAGE is dated January 20, 1984

THE "MORTGAGOR" referred to in this Mortgage is Shirley B. Cohen

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is Post Office Box 608, Greenville, South Carolina 29602

THE "NOTE" is a note from Kiddie Korner of Greenville, Inc.

to Mortgagee in the amount of \$26,502.19, dated January 20, 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 January 20, 1992. 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 \$26,502.19, 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 piece, parcel, or lot of land, with the buildings and improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot Number 26 of the Property of Central Development Corporation, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BB, Pages 22-23, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Alpine Way in the joint front corner of Lots Numbers 25 and 26, and running thence with the joint line of said lots N. 50-41 W. 169 feet to an iron pin in the joint rear corner of said lots; thence along the line of property now or formerly belonging to the C.B. Stone estate, S. 39-19 W. 100 feet to an iron pin in the joint rear corner of Lots Numbers 26 and 27; thence along the joint line of said lots, S. 50-41 E. 175 feet to an iron pin in the joint front corner of said lots on the northwestern side of Alpine Way; thence along the northwestern side of Alpine Way, N. 35-57 E. 100.2 feet to the point of beginning.

Being the same conveyed to the Mortgagor by deed of J.E. Mickler, dated March 2, 1959, recorded in said R.M.C. Office in Deeds Book 618, Page 115.

RECORDS OF SOUTH CAROLINA
DOCUMENTARY
STAMP
FEB 22 1984
TAX \$ 10.64

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);

