

Mortgage of Real Estate

County of Greenville CO. S. C.

THIS MORTGAGE made this 13th day of October, 1980

by Arturo R. Melosi and Holly Magill Melosi

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S. C.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608

Greenville, SC 29602

WITNESSETH:

THAT WHEREAS, Arturo R. Melosi and Holly Magill Melosi is indebted to Mortgagee in the maximum principal sum of Forty Six Thousand and no/100 Dollars (\$ 46,000.00), which indebtedness is evidenced by the Note of Melosi Interiors, Inc. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is _____ after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 46,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that piece, parcel or lot of land, within all improvements thereon, situated, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot #1 and a portion of Lot #2 of Block "G" of a subdivision known as Kanatenah as shown on a plat thereof recorded in the RMC Office for Greenville County, South Carolina in Plat Book H at page 288 and having according to a plat prepared by C.O. Riddle, dated December 9, 1957, entitled "Property of Wm. W. and Elizabeth N. Jones," the following metes and bounds;

BEGINNING at an iron pin on the northeastern side of McCuen (formerly Mitchell) Street at the joint corner of Lots #1 and 14 of Block G and running thence with the line of other property of the Grantors herein the following courses and distances: S. 33-10 E. 40 feet to a point, thence S. 57-51 E. 40 feet to a point, thence S. 62-32 E. 40 feet to a point, thence S. 77-13 E. 40 feet to a point, thence N. 87-27 E. 50.8 feet to a point, thence N. 76-00 E. 10.2 feet, more or less, to a point in a new line through Lot #2 of Block G; thence a new line through Lot #2 of Block G N. 26-30 W. 157.8 feet to an iron pin in the line of Block of Lot #16 of Block G; thence with the lines of Lots #16, 15 and 14 of Block G, S. 63-35 W. 130 feet to the point of beginning.

ALSO, all that piece, parcel or lot of land situate, lying and being adjacent to the lot hereinabove described, at the Northeastern corner of the intersection of McCuen (formerly Mitchell) Street and Cureton Street in the City of Greenville, County of Greenville, State of South Carolina and having according to a plat prepared by C. O. Riddle, dated December 9, 1957, entitled "Property of Wm.W. and Elizabeth N. Jones" the following metes and bounds:

BEGINNING at an iron pin the northeastern side of McCuen (formerly Mitchell) Street at the joint corner of the lot hereinabove described and Lot #14 of Block G of Kanatenach subdivision and running thence with the northeastern side of McCuen (formerly Mitchell) Street S. 23-12 E. 27.1 feet to an iron pin; thence continuing with the northeastern side of McCuen (formerly Mitchell) Street S. 15-37 E. 40 feet to an iron pin; thence still continuing

(continued)

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):