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This mortgage made and entered into this 26 day of June 19 84 by and between James R. Andrews and Anna M. Andrews

(hereinafter referred to as mortgagor) and Bankers Trust of South Carolina

(hereinafter referred to as

mortgagee), who maintains an office and place of business at P.O. Box 608, Greenville, South Carolina 29602

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgager does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville

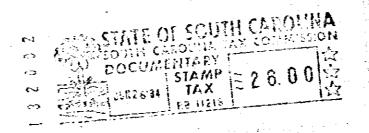
State of South Carolina

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Part of Lot No. 11, on Plat of Property of Larry C. Masters, prepared by Dalton & Neves Co., Engineers, dated November, 1979, and recorded in the RMC Office for Greenville County on Pebruary 15, 1980 in Plat Book 7-U at Page 29, and being described more particulary, according to said plat, to-wit:

BEGINNING at a spike at the intersection of Old Paris Mountain Road and Furman Hall Road and running thence N.28-10 E. 284.6 feet to an iron pin on Furman Hall Road, thence with the line of said property and property now or formerly belonging to Janet Parham Manus S. 86-21 W. 227.8 feet to an iron pin on Old Paris Mountain Road at the corner of property and property now or formerly of Janet Parham Maus; thence running along said road S. 21-28 E. 253.87 feet to a spike at the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements, and rights-of-way, if any effecting the above described property.

This being the same property conveved unto the Grantor herein by deed of FinanceAmerica Corporation , recorded June 26 , 1984 in the RMC Office for Greenville County in Deed Book 1215 at page 729.



Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that i), is intended that the items hreein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights therefore belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of dedemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated June 26, 1984 in the principal sum of \$65,000.00 , signed by James R. Andrews & Anna M. Andrews in behalf of James R. Andrews and Anna M. Andrews

SBA FORM 928 (2-73) PREVIOUS EDITIONS ARE OBSOLETE

1328 W.D