

State of South Carolina

FILED
GREENVILLE, S.C.

BOOK 1494 PAGE 137

County of GREENVILLE

JAN 30 1 45 PM '80
DONALD BANKERSLEY
R.M.C.

Mortgage of Real Estate

THIS MORTGAGE made this 18th day of January, 1980

by CHARLES T. FERGUSON and MARIE R. FERGUSON

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 608, Greenville,
South Carolina 29602

WITNESSETH:

THAT WHEREAS, CHARLES T. FERGUSON AND MARIE R. FERGUSON
is indebted to Mortgagee in the maximum principal sum of Thirteen Thousand Eight Hundred Fifty-Five
and 32/100----- Dollars (\$ 13,855.32), which indebtedness is
evidenced by the Note of CHARLES T. FERGUSON AND MARIE R. FERGUSON of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is January 18, 1988 after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

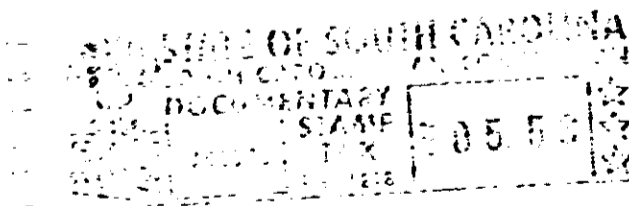
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the
aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications
thereof upon the same or different terms or at the same or different rate 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
\$ 13,855.32 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 being a subdivision known as McCain
Heights, and designated as Lot #11, according to plat of W. J. Riddle,
Surveyor, March 22, 1939. Said plat recorded in Plat Book J, at Page 59,
R.M.C. Office for Greenville County and being more particularly described
as follows:

BEGINNING at an iron pin on the east side of Williams Street, joint front
corners of Lots numbers 11 and 12; thence N. 4-10 E. 100 feet to an iron
pin; thence S. 76-45 E. 200 feet to an iron pin; thence S. 4-10 W. 100
feet to an iron pin; the joint rear corners of lots number 11 and 12; thence
along the line of lot number 12, N. 76-45 W. 200 feet to an iron pin on
Williams Street, the beginning corner.

Being the same property conveyed to mortgagor from J. Roy McCain by deed recorded
in Book 662 at Page 362 on November 10, 1960 in the RMC Office for Greenville
County in the State of South Carolina.

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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).

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