

Mortgage of Real Estate

County of GREENVILLE)
DONN)
TANKERSLEY)
R.M.C.)

THIS MORTGAGE made this 8th day of April 19 80

by Frederick L. Cousins and Regina W. Cousins

(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, Frederick L. Cousins and Regina W. Cousins
is indebted to Mortgagee in the maximum principal sum of Four Thousand Five Hundred One
and 84/100 Dollars (\$4,501.84), which indebtedness is
evidenced by the Note of Frederick L. Cousins and Regina W. Cousins of even
date here-with, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is thirty months 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
\$ 4,501.84 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, with all buildings and improvements
thereon, situate, lying and being on the northeastern side of Churchill
Circle, in Greenville County, S.C., being shown and designated as Lot No.
2 on plat of PROPERTY OF CLYDE DORR made by J.C. Hill, Surveyor, February
17, 1959, recorded in the RMC Office for Greenville County, S.C., in Plat
Book SS, Page 107, reference to said plat being hereby craved for the metes
and bounds thereof.

This being the same property conveyed to the mortgagors herein by deed of
Charles Edgar Bingham, dated January 3, 1980, and recorded on January 4,
1980, in the RMC Office for Greenville County, S.C., in Deed Book 1118, at
Page 401.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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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):