

State of South Carolina

Mortgage of Real Estate

County of Greenville

1507-164

THIS MORTGAGE made this 8th day of July, 1980.

by James W. Ferguson and Lola Mae Ferguson

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

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

WITNESSETH:

THAT WHEREAS James W. Ferguson and Lola Mae Ferguson
is indebted to Mortgagee in the maximum or no. sum of Seven Thousand Nine Hundred Twenty-three
and 60/100 Dollars (\$ 7,923.60), which indebtedness is
evidenced by the Note of James W. Ferguson & Lola Mae 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 July 8, 1985 (60 mos) 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
\$ _____ 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 certain piece, parcel or lot of land situate, lying and being
in the State of South Carolina, County of Greenville, at the northeast
corner of intersection of Daisy Drive with Jacobs Road, being shown
and designated as Lot Number 17 on plat of Pine Hill Village prepared
by R.K. Campbell, dated July 9, 1962 and recorded in Plat Book QQ at
Page 169 of the RMC Office for Greenville County.

This is the same property conveyed to the mortgagors by deed of Charles
A. Munday recorded August 1, 1967 in Deed Book 825 at Page 131, RMC
Office for Greenville County.

101-156-101-100

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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).