

State of South Carolina)
GREENVILLE CO. S. C.)
AUG 22 3 24 PM '80)
County of Greenville)
DORRIS S. TANKERSLEY)
R.M.C.)

1512 273

Mortgage of Real Estate

THIS MORTGAGE made this 22nd day of August, 19 80

by Mark E. Coburn and Miles M. Adair

(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, S. C. 29602

WITNESSETH:

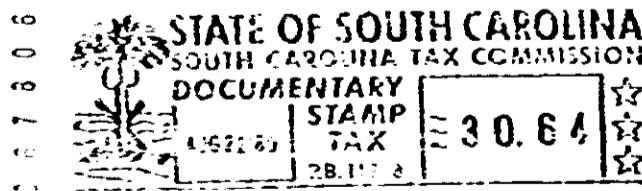
THAT WHEREAS, Mark E. Coburn and Miles M. Adair
is indebted to Mortgagee in the maximum principal sum of Seventy-six Thousand Five Hundred
Thirty and 64/100 Dollars (\$ 76,530.64), which indebtedness is
evidenced by the Note of Mark E. Coburn and Miles M. Adair of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is 360 days 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
\$ 76,530.64 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, Ward One of
the City of Greenville being known and designated as Lots 10 and 12, on
plat of W.P. McBee Estate recorded in the RMC Office for Greenville
County, S.C. in Plat Book A, at page 83, and being more particularly
described as follows, to-wit:

BEGINNING at a stake on the south side of Pinckney Street at the
corner of Lot 14 and running thence N. 39-54 E. with the line of Lot 14
126.1 feet to a stake on an alley; thence N. 43-15 W. with said alley
143.1 feet to a stake corner of Lot now or formerly owned by Avery
Patton; thence S. 40-36 W. with said Patton's line 142.7 feet to Pinckney
Street; thence S. 50-30 E. with Pinckney Street 144 feet to the BEGINNING
corner.

This being the same property conveyed to the Mortgagors herein by
deed of Carl M. Roman of even date to be recorded herewith.



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).