

State of South Carolina

GREENVILLE COUNTY, S.C.

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JAN 20 PM '81

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MORTGAGE OF REAL ESTATE

County of Greenville

THIS MORTGAGE made this 2ND day of JANUARY, 19 81.

by James H. Simkins and Kirby Quinn, Jr.

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of SC

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608
Greenville, SC 29602

WITNESSETH:

THAT WHEREAS, James H. Simkins and Kirby Quinn, Jr.
is indebted to Mortgagee in the maximum principal sum of Twenty-Three Thousand and No/100-----
----- Dollars (\$ 23,000.00), which indebtedness is
evidenced by the Note of James H. Simkins and Kirby Quinn, Jr. of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is 181 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
\$ 23,000.00 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 and lot of land, with all improvements thereon, situate
in the City of Greenville, County of Greenville, State of South Carolina, on
the west side of North Main Street and having the following metes and bounds,
courses and distances, according to a plat of record in the RMC Office for
Greenville County in Plat Book K at Page 152.

BEGINNING at a point on the west side of North Main Street which point is south
19 degrees 50 minutes west 30 feet from the southwest corner of the intersection
of North Main Street and West North Street, and, likewise, being the southwest
corner of property now or formerly of Stella H. Ellis; and running thence with
the line of the Ellis Property north 70 degrees 2 minutes west 132 feet to the
eastern edge of a brick wall located on property of Quinn; thence along the
eastern edge of the said brick wall of Quinn south 19 degrees 50 minutes west
30 feet to a point; thence south 70 degrees 2 minutes east along the center line
of a wall or walls 132 feet to a point on the west side of North Main Street;
thence along the west side of North Main Street north 19 degrees 50 minutes east
30 feet to the beginning corner.

TOGETHER with all rights, interests and easements which the grantor has in and to
the walls located on and adjacent to any portion of the above described premises.

Reference is also made to a plat of property of Virginia Dare America Corp. of
New Jersey by Pickell and Pickell, Engineers, dated February 24, 1950, and
recorded in the RMC Office for Greenville County in Plat Book X Page 139.

DERIVATION: Deed of Eugene B. Sagan recorded Jan 5, 1981.

RECORDED
INDEXED
JAN 20 1981
RMC

LOVE, THORNTON, ARNOLD & THOMASON
File # 27655 Att. SCW
N. Cases Q. Simkins & K. Quinn
Rk. No. 1-1-11

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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