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State of South Carolina

Mortgage of Real Estate

County of Greenville

GREENVILLE CO. S. C.

BOOK 1532 PAGE 224

GREENVILLE CO. S. C.
OCT 31 1 39 PM '80
DONNIE S. RANSLEY
R.M.C.

THIS MORTGAGE made this 31st day of October, 1980

by DONNIE CHRISTINE SUEY Dear
R.M.C.

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 605, Greenville, S. C. 29602

WITNESSETH:

W U C M
THAT WHEREAS Christine W. Dear
is indebted to Mortgagee in the maximum principal sum of Twelve Thousand & No/100
Dollars (\$ 12,000.00), which indebtedness is
evidenced by the Note of C. F. Dear and Christine W. Dear of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is (60 monthly payments) 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
Sect on 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
\$ 12,000.00 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 of that lot of land in the County of Greenville, State of South Carolina,
known as Lot No. 17, Section C of Crofstone Acres according to plat of
C. B. Dawsey dated August, 1946, and recorded in the R.M.C. Office for
Greenville County in Plat Book S at pages 78 and 79; said lot fronting 100
feet on the northern side of Rutherford (Camp Road); said lot being 290
feet deep on the eastern side and 301.9 deep on the western side with
a width of 100 feet on the rear.

This being the same property conveyed unto Christine W. Dear by deed
from Tom Milley Rice, dated December 3, 1956 and recorded in the R.M.C.
Office for Greenville County, S. C. in Deed Book 566 at page 458 on
12/6/56.

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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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