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BOOK 1540 PAGE 838

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 11th day of May, 1981.

by Walter Keith Rogers and Emma Sue Rogers

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

(hereinafter referred to as "Mortgagee"), whose address is 1322 West Poinsett Street,
Greer, South Carolina

WITNESSETH:

THAT WHEREAS, Mortgagor
is indebted to Mortgagee in the maximum principal sum of Ten Thousand Seven Hundred Fifty Seven and 32/100- Dollars (\$10,757.32), which indebtedness is evidenced by the Note of Mortgagor of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is May 11, 1986 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 \$ 10,757.32 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 the buildings and improvements thereon, in the County of Greenville, State of South Carolina, containing 0.76 acres, more or less, on the southwest side of Old Highway No. 14, and having, according to a plat by B. E. Huskey, dated May 2, 1975, captioned Property of Perry H. Goodman, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-0, Page 275, the following metes and bounds, to-wit:

BEGINNING at a point at the center of Old Highway No. 14 at the joint corner of property now or formerly owned by Evelyne R. Rowland, and thence with the joint line of said property, N 83-22 W 75 feet to an old pin; thence S 62-21 W 267.7 feet to an old pin; thence with the joint line of property now or formerly belonging to Charlie O. Wolfe, N 27-07 W 129.6 feet to an iron pin; thence N 69-50 E 269 feet to a point in the center of Old Highway No. 14; thence with the center of Old Highway No. 14, S 51-56 E 150 feet to the point of beginning.

Being the same conveyed to the mortgagors by deeds recorded in said R.M.C. Office in Deeds Book 1108, Page 694, 696, and 698.

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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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