

Mortgagee's Mailing Address: 116 North East Main Street, P.O. Box 8, Simpsonville, S.C.

State of South Carolina)
S.C.)

29681
BOOK 1546 PAGE 844

Mortgage of Real Estate

County of Greenville)
)

THIS MORTGAGE made this 13th day of July, 1981

by William F. Finnell and Grace A. Finnell

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

(hereinafter referred to as "Mortgagee"), whose address is 116 North East Main Street,
Box 8, Simpsonville, S.C. 29681

WITNESSETH:

THAT WHEREAS, William F. Finnell and Grace A. Finnell
is indebted to Mortgagee in the maximum principal sum of Seventy-Four Thousand and No/100-----
Dollars (\$ 74,000.00), which indebtedness is
evidenced by the Note of William F. Finnell and Grace A. Finnell of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is 182 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
\$ 74,000.00 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 or lot of land in the State and County aforesaid,
in Austin Township and havings, according to a Plat entitled "property of Archie K.
and Frances S. Ussery" by R. K. Campbell, RLS, dated December 5, 1960, the following
courses and distances to-wit:

TRACT 1: BEGINNING at an iron pin on the northern side of East Butler
Avenue (formerly known as Pelham Road) at corner of property of J. M. Griffin and
running thence with his line N. 33-41 W. 313 feet to an iron pin; thence N. 44-15
E. 263 feet to an iron pin; thence S. 33-08 E. 55.8 feet to an iron pin; thence S.
44-15 W. 75 feet to an iron pin; thence S. 33-08 E. 270.2 feet to an iron pin on
the Northern side of East Butler Road (formerly known as Pelham Road); thence in
a curved line, the chord of which is S. 48-13 W. 182.7 feet along said road to the
beginning corner;

This being a portion of the property conveyed to us by Archie K. Ussery
and Frances S. Ussery by deed dated August 30, 1977 and recorded in the RMC Office
for Greenville County on September 6, 1977 in Mortgage Book 1064, at Page 186.

All those certain piece, parcels or lots of land situate, lying and
being in the State of South Carolina, being shown and designated as Lots 18, 19,
20 and 21 on a revised plat entitled "Coachwood Forest, Phase 1b", prepared by Wolfe
and Huskey, Inc. dated February 6, 1979, and recorded in the RMC Office for Greenville
County in Plat Book 6H at Page 99, with said lots having such metes and bounds as are
shown on said plat.

The above-referenced lots are a portion of the property conveyed to us
by deed of Frank P. McGowan, Jr., as Master in Equity for Greenville County, dated
July 10, 1975, and recorded in the RMC Office for Greenville County on July 11, 1975,
in Deed Book 1021, at Page 51.

Mortgagee agrees to release the aforesaid Tract 1 on Butler Road from
the lien of this Mortgage upon payment by the Mortgagors of the sum of \$50,000.00 and
to release each of the aforesaid Lots 18, 19, 20 and 21, Coachwood Forest, Phase 1b,
from the lien of this Mortgage upon payment by the Mortgagors of the sum of
\$6,000.00 per lot.

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).