

State of South Carolina

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE made this 25th day of August, 1980

by Jerome K. Jay, 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, Jerome K. Jay, Jr. is indebted to Mortgagee in the maximum principal sum of Thirty-Three Thousand and no/100----- Dollars (\$ 33,000.00), which indebtedness is evidenced by the Note of Jerome K. Jay, 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 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 \$ 33,000.00, plus interest thereon, all expenses, 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 in the City of Greenville, County of Greenville, State of South Carolina, on the northern side of West Earle Street, being shown and designated as Lot "I", on plat of Block 6, Mountain City Land & Improvement Co., recorded in the RMC Office for Greenville County, S. C., in Deed Book "WV", at Page 605.

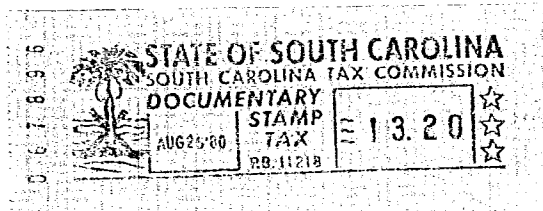
The within is the identical property heretofore conveyed to the mortgagor by deed of Thurston L. Mack, dated 25 August 1980, to be recorded herewith.

This is a second mortgage on the above described property, second in priority only to that certain mortgage to Fidelity Federal Savings and Loan Association, dated 25 August 1980, recorded 25 August 1980, RMC Office for Greenville County, S. C.

ALSO: All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 443, on plat of Del Norte Estates, Section V, recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 R", at Page 17.

The within is the identical property heretofore conveyed to the mortgagor by deed of Larry J. Spelts and Jeanne M. Spelts, recorded 17 April 1978, RMC Office for Greenville County, S. C., in Deed Book 1077, at Page 264.

This is a second mortgage on the above described property, second in priority only to that certain mortgage to Cameron-Brown Co., recorded 27 June 1977, RMC Office for Greenville County, S. C., in Mortgage Book 1402, at Page 288.



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):