

State of South Carolina

County of GREENVILLE

Mortgage of Real Estate

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THIS MORTGAGE made this 23rd day of February 19 81
by Shirley C. Tolbert, also known as Shirley C. McClure
(hereinafter referred to as "Mortgagor") and given to Bankers Trust
(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 608, Greenville,
South Carolina 29602

WITNESSETH:

THAT WHEREAS, Shirley C. Tolbert, also known as Shirley C. McClure
is indebted to Mortgagee in the maximum principal sum of Eleven Thousand, Four and 44/100-----
Dollars (\$ 11,004.44), which indebtedness is
evidenced by the Note of Shirley C. Tolbert, aka Shirley C. McClure, Robert H. Tolbert of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is March 1, 1989 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
\$ 11,004.44 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 certain piece, parcel or lot of land, with all improvements thereon, or here-
after constructed thereon, situate, lying and being in the State of South Carolina,
County of Greenville, and being known and designated as Lot No. 31 according to a plat
entitled "Augusta Road Hills" said plat being recorded in the R.M.C. Office for Green-
ville County in Plat Book M at Page 33, and having, according to a plat entitled
"Propoerty of Shirley C. McClure" by Freeland and Associates, the following metes and
bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Cammer Avenue at the joint front
corner of Lots 31 and 32, and running thence with the line of Lot 32, N. 47-50 W. 164.4
feet to an iron pin; thence N. 42-07 E. 60 feet to an iron pin in the joint rear corner
of Lots 31 and 30; thence with the line of Lot 30, S. 47-50 E. 165.75 feet to an iron
pin on the northwesterly edge of Cammer Avenue; thence with the right-of-way of Cammer
Avenue, S. 43-26 W. 60 feet to an iron pin, the point of beginning.

This being the same property conveyed to Shirley C. McClure by deed of James H. Mitchell
and Kay W. Mitchell, dated August 12, 1977 and recorded August 16, 1977, in Deed Book
1062 at Page 649 in the Greenville County R.M.C. Office. Shirley C. McClure has since
married and is now known as Shirley C. Tolbert.

This is a second mortgage and is junior to the certain mortgage to Collateral Investment
Company, recorded in the R.M.C. Office for Greenville County, on August 16, 1977, in
Book 1407 at Page 165, in the principal amount of Seventeen Thousand, Seven Hundred and
No/100 Dollars (\$17,700.00).

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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