

State of South Carolina
GREENVILLE CO. S. C.
MAR 16 3 21 PM '81
County of GREENVILLE DONN BANKERSLEY
R.M.C.

FILED
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Mortgage of Real Estate

THIS MORTGAGE made this 16th day of March, 19 81.

by Michael Frank Talley

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

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 608, North Hills
Branch, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Michael Frank Talley
is indebted to Mortgagee in the maximum principal sum of Twenty Three Thousand Four Hundred
Eighty and 64/100 Dollars (\$ 23,480.64), which indebtedness is
evidenced by the Note of Michael Frank Talley 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 10, 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
\$ 13,005.24, 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 and lot of land in the aforesaid County and
State as shown on a plat prepared for Michael F. Talley, dated Decem-
ber 21, 1977, by R. L. Bruce, R. L. S., and recorded in the R. M. C.
Office of said County in Plat Book 6J at page 45, containing approximately
10.04 acres of land, more or less, more fully described as follows:**

**BEGINNING at the southwest corner of said tract and running thence
N. 16-56 W. 599.8 feet to an old iron pin; thence N. 26-38 W. 278 feet to
an old iron pin; thence N. 89-11 E. 230.4 feet to an old iron pin; thence
N. 88-00 E. 345.9 feet to an old iron pin; thence S. 41-59 E. 807.9 feet
to an old iron pin; thence N. 61-49 W. 257.6 feet to an old iron pin;
thence N. 24-10 W. 207.4 feet to an old iron pin; thence S. 77-46 W.
208.0 feet to an old iron pin; thence S. 24-04 E. 208.3 feet to an old
iron pin; thence N. 77-30 E. 12.6 feet to an old iron pin; thence S.
5-33 W. 243.9 feet to an old iron pin; thence S. 78-54 W. 382.7 feet to
the point of beginning.**

BEING the same property conveyed to Michael F. Talley by Carolyn B.
Holing as noted in Deed Volume 1070 at page 605, dated 21 December, 1977;
recorded December 22, 1977; and by corrective deed in Volume 1077 at page
324, dated and recorded February 7, 1978.

THIS is a Second Mortgage, subordinate to a First Mortgage to South
Carolina Federal Savings and Loan Association noted in Mortgage Volume
1419 at page 296.

THIS conveyance is made subject to all reservations, easements, rights
of way, restrictions and zoning laws apparent or of record.

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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