

State of South Carolina

County of Greenville

THIS MORTGAGE made this 26th day of January, 1981
by Dorothy P. Boggs

(hereinafter referred to as "Mortgagor") and given to **SOUTHERN BANK & TRUST CO.**
Greenville, S.C.

(hereinafter referred to as "Mortgagee"), whose address is Rt. 4 Hudson Road
Greer, S.C.

WITNESSETH:

THAT WHEREAS, Dorothy P. Boggs
is indebted to Mortgagee in the maximum principal sum of Fifty One Thousand Two Hundred
Ninety Two and 08/100 Dollars (\$ 51,292.08), which indebtedness is
evidenced by the Note of G. Thomas Boggs and Dorothy P. Boggs of even
date here with, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is 84 months 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 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 \$ 51,292.08 plus interest thereon, all
charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's 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, situate, lying and being
in the State of South Carolina, County of Greenville, on the South
side of Hudson Road, and being shown as as 1.19 acre tract of land
on plat entitled Property of Dorothy P. Boggs, made by Freeland and
Associates, dated March, 1978, and recorded in the RMC Office for
Greenville County, S.C. in Plat Book 6-0 at Page 65, recorded on
April 26, 1978, and having, according to said plat, the following metes
and bounds, to-wit:

BEGINNING at a point in the center of Hudson Road at the corner of
Property herein described and property now or formerly of James Barton
and runs thence along the line of property now or formerly of James
Barton S. 13-00 E. 292.5 feet to an iron pin; thence S. 75-25 W. 190.8
feet to an iron pin; thence N. 15-50 W. 289.5 feet to a point in the
center of Hudson Road; thence along the center of said Road, N. 73-50
E. 204 feet to the point of beginning.

This being the same property conveyed to the mortgagors, Dorothy P.
Boggs, by deed of D. A. Burdett, dated April 13, 1978, and recorded
April 28, 1978 in the RMC Office for Greenville County, S.C. in
Deed Book 1077, at Page 821.

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):

GCTO -----3 MR 19 81 481
GCTO -----3 FE 3 81 1065

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GREENVILLE CO. S.C. FILED
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DONALD W. HARRIS R.M.C. DONALD W. HARRIS R.M.C.
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