

State of South Carolina

FILED
GREENVILLE CO. S. C.

MOO. 1536 PAGE 330
Mortgage of Real Estate

County of Greenville

MAR 27 12 49 PM '81

DONNIE S. TANKERSLEY
R.M.C March

THIS MORTGAGE made this 27th day of _____, 1981

by B & T CONTRACTORS, INC. AND VERNON L. BURKHARDT AND ANITA L. BURKHARDT

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

of GREENVILLE, SOUTH CAROLINA

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329, Greenville,
South Carolina

WITNESSETH:

THAT WHEREAS, B & T CONTRACTORS, INC., VERNON L. BURKHARDT AND ANITA L. BURKHARDT
is indebted to Mortgagee in the maximum principal sum of Twenty Thousand and No/100
Dollars (\$ 20,000.00), which indebtedness is
evidenced by the Note of B & T Contractors, Inc., Vernon L. and Anita L. Burkhardt of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is Three Hundred Sixty-Five 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 \$ 20,000.00 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:

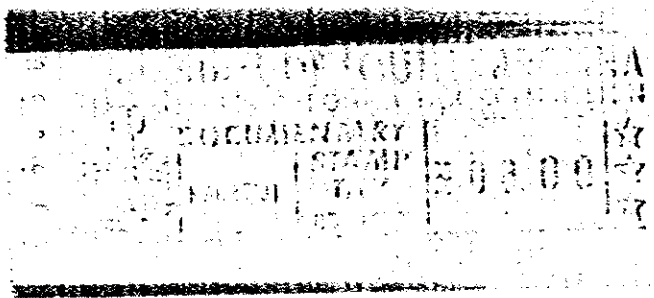
ALL that certain piece, parcel, or lot of land, with all improvements
thereon, or hereafter to be constructed thereon, situate, lying and
being in the State of South Carolina, County of Greenville, in the
City of Greenville, being known and designated as Lots 157 and 158 of
property of Overbrook Land Co., recorded in Plat Book "F" at page 218,
and having according to said plat the following metes and bounds,
to wit:

BEGINNING at a point at the intersection of Jedwood Drive and Overbrook
Circle and running thence with Overbrook Circle, S. 50-55 E. 60 feet
to a point; thence S. 76-45 E. 100 feet; thence S. 7-32 E. 43.3 feet,
thence S. 69-45 W. 75 feet to a point; thence S. 79-55 W. 75 feet;
thence S. 89-35 W. 85 feet to a point on east side of Jedwood Drive,
thence with said drive, N. 28-45 E. 155 feet to the beginning corner.

Derivation: Mary Frances Balentine, Deed Book 958, Page 642, recorded
October 26, 1972.

This mortgage is subordinate and junior to that mortgage given to
First Federal Savings & Loan Association, recorded in the RMC Office
for Greenville County, SC, in Mortgage Book 1254, Page 637, recorded
October 26, 1972, in the original amount of \$13,100.00.

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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);

COCCI

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