

10 Cunningham Road, Taylors, S.C. 29687
State of South Carolina

BOOK 1538 PAGE 558

County of GREENVILLE

FILED
GREENVILLE CO. S.C.

Mortgage of Real Estate

APR 16 4 49 PM '81

THIS MORTGAGE made this 16th day of April, 1981

by Walter Simister IV and Cynthia A. Simister

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of S. C.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville, S.C. 29602

WITNESSETH:

THAT WHEREAS, Walter Simister IV
is indebted to Mortgagee in the maximum principal sum of Eight thousand and no/100**
Dollars (\$ *8,000.00**), which indebtedness is
evidenced by the Note of Walter Simister IV of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is eight years 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
\$ **8,000.00** 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 peice, parcel, or lot of land, situate, lying and
being on the eastern side of Cunningham Road, near City of Greenville,
Greenville County, South Carolina, being shown and designated as Lot 5
and a small portion of Lot 6, Block A, Section 1, of Property of ALVIN
B. HOOD, plat of which is recorded in the RMC office for Greenville
County in Plat Book WWW, at Page 2, and having, according to said Plat,
the following metes and bounds.

BEGINNNING at an iron pin on the eastern side of Cunningham Road at
the joint corner of Lots 4 and 5 and running thence with the joint line
of said Lots, N85-59 E, 191.6 feet to an iron pin; running thence N
11-06 E, 96 feet to an iron pin at the joint rear corner of Lots 5 and
6; running thence with the rear line of Lot 6, N 05-38 E, 5 Feet to an
iron pin; running thence along a new line through Lot 6, N 87-32 W,
171.4 feet to an iron pin on the eastern side of Cunningham Road;
running thence with said Road, S 05-20 E, 5 feet to an iron pin at the
joint front corner of Lots 5 and 6; thence continuing with said Road,
S 00-41 W, 115 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set back lines,
roadways, zoning ordinances, easements and rights of way, if any,
affecting the above property.

This is the same property conveyed to the Mortgagors herein by deed
of Henry G. Ballenger, received November 10, 1977, in Deed Book 1068
at page 255.

This mortgage shall be secondary to that certain mortgage given to
Carolina Federal Savings and Loan Association by the Mortgagors herein
as recorded by the RMC Office for Greenville County on November 10,
1977, in Mortgage Book 1415 at page 460.

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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