

State of South Carolina)

Mortgage of Real Estate

County of GREENVILLE)

THIS MORTGAGE made this 25th day of September, 1980.by Charles B. Richardson, III(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608, Greenville,
South Carolina 29602

WITNESSETH:

THAT WHEREAS, Charles B. Richardson, III
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 Charles B. Richardson, III of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is Oct. 4, 1988 after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

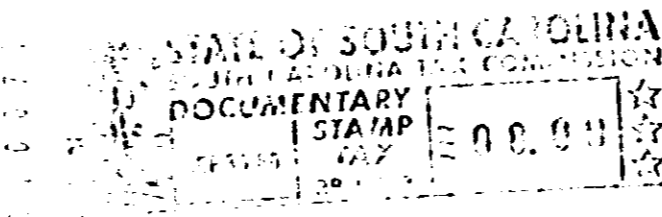
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the
aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications
thereof upon the same or different terms or at the same or different rate 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 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 or lot of land situate in the State of South Carolina,
County of Greenville, on the western side of Wembly Road, being known and
designated as Lot No. 4, as shown on a Plat of Gower Estates, Section F,
made by Campbell & Webb Surveying and Mapping Company, November, 1965,
and recorded in the RMC Office for Greenville County, in Plat Book "JJJ" at
Page 99, and having, according to said Plat, the following metes and
bounds, to-wit:

Beginning at an iron pin on the western side of Wembly Road, at the joint
front corner of Lots 4 and 5, and running thence with the common line of
said Lots S. 63-45 W. 236.2 feet to an iron pin; thence running N. 26-15
W. 115 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence
with the common line of said Lots N. 63-45 E. 269.2 feet to an iron pin on
the western side of Wembly Road; thence with the line of said Wembly Road
S. 7-04 E. 66.4 feet to an iron pin; thence continuing along line of
Wembly Road S. 15-41 E. 54.8 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed from
M. R. Hamby, Jr. recorded June 16, 1972, in Deed Book 946 at Page 380.

This mortgage is junior to that certain mortgage in favor of Fidelity
Federal Savings & Loan Association dated May 25, 1973, and recorded May 25,
1973, in the original amount of \$44,000.00 in Mortgage Book 1278 at Page 446.



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).