

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, David B. Greene,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **One Hundred Thousand and No/100**-----

----- Dollars (\$100,000.00) due and payable

one year from date,

with interest thereon from date at the rate of eight (8) per centum per annum, to be paid semi-annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being the eastern portion of a 51 1/2 acre tract of property known as Tract 3 of property of the Green Estate and being shown as property of Carolina Real Estate Co., Inc. on a plat prepared by Dan E. Collins, Surveyor No. 1760, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book TT at page 167, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of White Horse Road and running thence S. 79-30 E. 845 feet, more or less, to a corner in a gully; thence S. 39-30 E. 418 feet to an iron pin; thence running N. 50-45 E. 187 feet to a dead Black Gum corner; thence N. 55 E. 281 feet to an iron pin; thence S. 79-30 E. 1,264 feet to Reedy River; thence with the meanders of said River N. 25 E. 498 feet to a branch; thence with the meanders of said branch N. 22-30 W. 219 feet to a point; thence S. 79-30 W. 551 feet to an iron pin; thence N. 42-30 W. 165 feet to an iron pin; thence N. 70-30 W. 502 feet to an iron pin; thence N. 78-45 W. 848 feet to a point in an unimproved road; thence N. 59- W. 429 feet to a point in an unimproved road; thence N. 67-45 W. 495 feet to a point in an unimproved road; thence N. 79-45 W. 48 feet to the center of White Horse Road; thence with the center line of White Horse Road in a southerly direction 630 feet, more or less, to the point of beginning.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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