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DONNIE S. TANKERSLEY

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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

WHEREAS,

Robert C. Childs

(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 Twenty Two Thousand and No/100------

Dollars (\$ 22,000.00 ) due and payable

according to the terms thereof said note being incorporated herein by reference.

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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, on the southeasterly side of Geer Highway, U.S. No. 276, near Marietta, S. C., containing approximately 1.28 acres according to plat prepared by W. R. Williams, Jr., Engineer dated July 22, 1976 entitled "Property of Robert C. Childs" and, having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Palifox Drive, joint front corner of this tract of land and land of Bates and running thence N. 54-45 W. 241.2 feet to an iron pin; turning and running thence along common line of this tract and Bates property N. 47-10 E. 287.7 feet to an iron pin; thence turning and running along Geer Highway, U.S. No. 276, S. 51-05 E. 82.5 feet to an iron pin; thence S. 53-05 E. 71.8 feet to an iron pin; thence turning and running S. 30-55 W. 17 feet to an iron pin; thence turning and running S. 54-45 E. 8 feet to an iron pin, corner of the intersection of Geer Highway U. S. No. 276 and Palifox Drive; thence running along the westerly side of Palifox Drive S. 31-09 W. 257.8 feet to an iron pin, the point of beginning.

For Deed unto Mortgagor, see Deed Book 1036, at page 585 dated May 14, 1976.



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.

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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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.