

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

1416 198

TO ALL WHOM THESE PRESENTS MAY COME

WHEREAS, Thomas J. Wilson, Jr., O. D. and Doris B. Wilson

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 **Thirty-Two Thousand and No/100**-----
-----Dollars \$ **32,000.00**) due and payable
one year from date with interest from date at the rate of 9% payable quarterly beginning February 18, 1978

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagor for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, repairs or 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 Mortgagee in hand well and truly paid by the Mortgagor 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, as hereafter described therein, situate, lying and being in the State of South Carolina, County of Greenville, in Fairview Township, on the east side of Reedy River, containing 196 acres, more or less, according to a survey of the farm of May H. Goddard and Blanche H. McPherson made by John A. McPherson & Associates and having the following metes and bounds, to-wit:

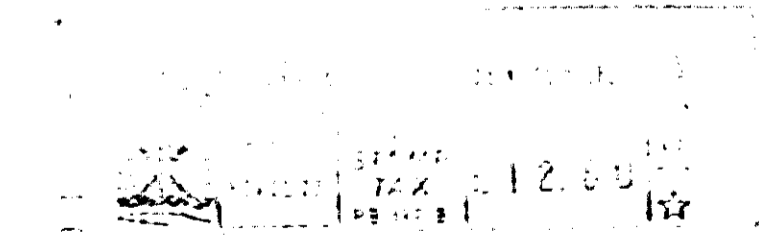
Beginning at a point in the center of the old County Road and running thence with the center of the said old County Road as follows: N.7-00 E. 2.15 chains, N.05-15 E. 6.28 chains, N.08-15 E. 6.66 chains, N.04-30 E. 8.42 chains, N.02-45 E. 8.58 chains and N.04-30 E. 4.50 chains to a point; thence leaving said old location of said County Road and running N.67-00 W. 35.58 chains to a point in Reedy River; thence with the center of the River as the line in a southerly direction to a point; thence S.83-00 E. 40.5 chains to the point of beginning. This property being shown on the Greenville County Block Book Map as 575.1-1-15 and 575.1-1-15.1.

LESS HOWEVER, the following parcels of land previously deeded: (1) 5 acres previously deeded to Jack C. and Geraldene Durhan, plat of which is recorded in the RMC Office for Greenville County in Plat Book 6-D at Page 80, (2) 3 acres previously deeded to James L. and Nancy D. Pressley, plat of which is recorded in the RMC Office for Greenville County in Plat Book 6-D at Page 82.

This mortgage constitutes a first mortgage lien over 30.74 acres as shown on a plat prepared by J. L. Montgomery, III, dated November 14, 1977 and recorded in the RMC Office for Greenville County in Plat Book 6-K at Page 38. This mortgage constitutes a second mortgage lien over the remaining 158 acres.

This is the major portion of that same property conveyed to the Mortgagors herein by deed from Evelyn Goddard, Barbara Goddard Hughes (a/k/a Bobbie Ann Hughes) and Gaynelle Goddard, dated August 19, 1976 and recorded in the RMC Office for Greenville County in Deed Book 1041 at Page 496, recorded on August 19, 1976.

The mailing address of the Mortgagee herein is P. O. Box 1329, Greenville, S. C. 29602.



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 such 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 heretofore described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or otherwise dispose of the premises 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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