STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

WILLIAM E. HUCKS AND LINDA M. HUCKS

(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 --- SIX THOUSAND SEVEN HUNDRED FORTY NINE AND 40/100 -- Dollars (\$6,749.40) due and payable

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

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 bereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the west side of Agewood Drive in the Town of Simpsonville, Austin Township, being shown as Lot 437, Section V, Sheet Two on plat of Westwood Subdivision, made by Piedmont Engineers and Architects, November 28, 1972, recorded in the RMC Office for Greenville, S.C. in Plat Book 4-X at Page 63 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the west side of Agewood Drive at the joint corner of Lots 437 and 438 and runs thence along the line of Lot 438, N. 87-09 W., 140 feet to an iron pin; thence S. 2-50 W., 86 feet to an iron pin; thence along the line of Lot 436, S. 87-09 E., 140 feet to an iron pin on the west side of Agewood Drive; thence along Agewood Drive, N. 2-50 E., 86 feet to the beginning corner.

THIS is the identical premises heretofore conveyed to the mortgagors by Deed of Artistic Builders, Inc. dated and recorded June 3, 1974 in Deed Book 1000 at Page 357 in the RMC Office for Greenville County.

THIS is a second mortgage, junior in lien to that certain mortgage given by William E. Hucks and Linda M. Hucks to Farmers Home Administration dated June 3, 1974 and recorded June 3, 1974 in the Greenville County RMC Office in Mortgage Book 1312 at Page 397 in the original amount of \$19,500.00.

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

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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.

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 heireinabove described in ree simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free 2nd 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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