STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BONNIE S. TANKERSLEY

R.H.C.

WHEREAS, George B. Peterson

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

according to the terms thereof, said note being incorporated herein by 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:

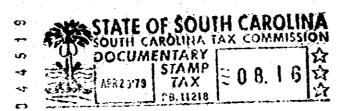
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Town of Travelers Rest, on the southeastern side of U. S. Highway 25 and the northwestern side of Thomas Drive being shown and designated as Lots 2 and 8 on plat of property of John Peterson and Lynell Peterson, prepared by Terry T. Dill, Surveyor, dated January, 1955, revised 1958, recorded in Plat Book GGG at page 37 and being described, according to said plat, more particularly, to-wit:

Beginning at an iron pin on the southeastern side of U. S. Highway 25 at the joint front corner of Lots 1 and 2 and running thence along the common line of said lots S. 36-35 E. 200 feet to an iron pin at the joint rear corner of lots 1, 2, 8 and 9; thence along the common line of lots 8 and 9 S. 36-35 E. 117.7 feet to an iron pin at the joint front corner of said lots on the northwestern side of Thomas Drive; thence along said drive S. 48-15 W. 90 feet to an iron pin at the joint front corner of Lots 7 and 8; thence along the common line of said lots N. 36-35 W. 125 feet to an iron pin at the joint rear corner of Lots 2, 3, 7 and 8; thence along the common line of Lots 2 and 3 N. 36-35 W. 200 feet to an iron pin at the joint front corner of said lots on the southeastern side of U. S. Highway 25; thence along said highway N. 53-25 E. 90 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor by deed of Lloyd D. Peterson and Jeanette K. Peterson dated August 25, 1977 and recorded in the RMC Office for Greenville County in Deed Book 1064 at page 300.

THIS IS A SECOND MORTGAGE, junior in lien to that certain mortgage given by George B. Peterson to Fidelity Federal Savings and Loan Association and being recorded in the RMC Office for Greenville County on September 7, 1977 in Mortgage Book 1409 at page 51.

The mortgagee's address is: PO Box 544, Travelers Rest, SC 29690



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 heireinabove described in see 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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