MORTGAGE LOR REAL ESTATE

STATE OF SOUTH CAROLINA BUNNIE S. TANKERSLE TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mary Parker Patterson WHEREAS,

(hereinafte referred to as Mortgagor) is well and truly indebted unto Southern Bank & 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

Fourteen thousand eight hundred ninety nine and 92/109------Dollars \$14,899.92

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 Mortgager 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 Greenville, near the City of Greenville, containing .725 acres, State of South Carolina, County of more or less, on the western side of Altamont Road, and having according to a plat prepared by Dalton & Neves Co., Engineers, dated March, 1977, entitled "Property of Mary Parker Patterson", and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-Y at page 91, the following metes and bounds:

Beginning at a nail and cap in the center of Altamont Road at the joint corner of the premises herein described and other property of the grantor herein and running thence with the line of said other property of the grantor herein S. 52-50 W. 146.3 feet to an iron pin; thence continuing with the line of said other property of the grantor herein S. 12-53 W. 88 feet to an iron pin; thence still continuing with the line of said other property of the grantor herein S. 63-38 W. 117.7 feet to an iron pin in the line of property now or formerly of Michael J. Slakey; thence with the line of said Slakey property N. 21-55 W. 145.2 feet to an iron pin; thence continuing with the line of said Slakey property N. 63-38 E. 306 feet to a nail and cap in Altamont Road; thence with Altamont Road S. 26-21 E. 49.6 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Laura Gray Parker being recorded in the RNC Office for Greenville County, S. C., in deed book 1055 at page 452 on April 27, 1977.

Mortgagee's mailing address is: PO Box 544, Travelers Rest, SC

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 attapled, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all r .ch fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

GO 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 ir 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 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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