MORTGAGE OF REAL ESTATE-Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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

WHEREAS, DAVID M. BRIDGES and BONNIE G. BRIDGES

(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 FIVE THOUSAND NINE HUNDRED SIXTY-ONE and 00/100----

----- Dollars (\$ 5,961.00) due and payable

in sixty(60) monthly installments of \$99.35 each, all payable on the same date of each successive month commencing April 1, 1980, until said indebtedness is paid in full. Interest has been computed and added to principal.

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, the Mortgagee's heirs, successors and assigns:

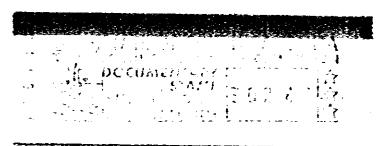
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 4 on plat of subdivision of BEECHWOOD, recorded in the RMC Office for Greenville County, S.C. in plat book 5-P at page 84, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin from the western side of the turnaround of Ikes Court, the joint front corner of Lots Nos. 4 and 5; thence with the joint line of said lots, N. 80-18 W. 126.3 feet to an iron pin; thence S. 22-54 W. 187.9 feet to an iron pin, the rear joint corners of Lots Nos. 3 and 4; thence with the joint line of said lots, N. 63-16 E. 238.1 feet to an iron pin on the western side of turnaround of Ikes Court; thence with the curve of said turnaround the chord of which is N. 19-15 W. 47.6 feet to the beginning corner.

THIS is the same property conveyed to the mortgagors by Academy Rental Company, A General Partnership by deed dated and recorded August 15, 1977 in deed volume 1062 at page 554 in the Office of the R.M.C. for Greenville County, S.C.

THIS mortgage is junior in lien to that certain mortgage given to Fidelity Federal Savings and Loan Association recorded August 15, 1977 in mortgage volume 1407 at page 58 in the Office of the R.M.C. for Greenville County, S.C.



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Southern Bank and Trust Company P.O. Box 544
Travelers Rest, S.C. 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 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 is 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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