MORTCAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE, OR'S 5 1520 m203

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

Clyde Durham and Helen Durham WHEREAS,

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

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(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 eight and 80/100-----_____Dollars (\$ 5,008.80) due and payable

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, 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, in Bates Township, known and designated as Lots Nos. 4 and 5, Section A, on plat of Roosevelt Heights Subdivision, the property of W. R. Williams, recorded in Plat Book S at page 203 in the RMC Office for Greenville County, reference being craved to said plat for a more particular metes and bounds description.

Lot 4, Section A, was conveyed to Clyde Durham by deed of W. R. Williams recorded in the RMC Office for Greenville County in Deed Book 828 at page 402 on September 15, 1967; subsequently, Clyde Durham conveyed an undivided one-half interest to the same property to Helen Durham by deed recorded in said RMC Office in Deed Book 1049 at page 139 on January 5, 1977. Lot 5, Section A, was conveyed to both Clyde Durham and Helen Durham by deed of Winchester Graham Homes of Anderson, Inc. recorded in said RMC Office in Deed Book 1031 at page 643 on February 17, 1976.

The mortgagee's 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 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.