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STATE OF SOUTH CAROLINA COUNTY OF GREENVI

V

MORTGAGE OF REAL ESTATE

a TANKER SLEYTO ALL WHOM THESE PRESENTS MAY CONCERN:

Timothy W. Hamberg WHEREAS,

(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 Four Thousand Six Hundred Fifty Three and 72/100ths -----_____(\$4,653.72) due and payable

according to the terms of that certain note dated January 27, 1981

WHEREAS, the Mortgagor may bereafter become indebted to the said Mortgagee for such further soms 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 Mortgigor, in consideration of the aftersaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be inelebted to the Mortgagoe 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 tooly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby achromodyzed, has granted, burgared, sold and released, and by these presents does grant, bargain, sell and release unto the Mortzagee, 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

ALL that certain piece, parcel or lot of land, located, lying and being in the County of Greenville, State of South Carolina, near Marietta, being known and designated as Tract No. 2, containing 2.72 acres, more or less, as shown on survey entitled "SURVEY FOR WALKER PROPERTIES", dated March 31, 1978, prepared by W.R. Williams, Jr., recorded in the Greenville County R.M.C. Office in Plat Book 6-V at pages 25 and 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the right-of-way of Flatwoods Road at the joint front corner of the within tract and Tract No. 3 and running thence along the center of said right-of-way N. 46-23 W., 169.2 feet to a point; thence continuing along the center of said right-of-way N. 38-21 W., 100.0 feet to a point; thence continuing along the center of said right-ofway N. 29-48 W., 50.0 feet to a point in the center of said right-of-way at the joint front corner of the within tract and Tract No. 1; thence running along the joint line of said tracts N. 52-20 E., 371.6 feet to an iron pin at the joint rear corner of the within tract and Tract No. 1; thence running S. 37-45 E. 325.0 feet to an iron pin at the joint rear corner of the within tract and Tract No. 3; thence running along the joint line of said tracts S. 53-41 W., 353.2 feet to a point in the center of the right-of-way of Flatwoods Road, at the joint front corner of the within tract and Tract No. 3, the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Walker Properties, a General Partnership, dated February 3, 1981, to be recorded

simultaneously herewith. Π 9 81

Together with all and singular rights, members, hered timents, and apportenances to the same belonging in any way incident or appertuining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting futures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all r ch fatures 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, size is and assigns, foreser.

The Mortgagor covenints that it is listfully scized of the premises hearinables described in ree simple absolute, that it has good right and is lawfully authorized to sell, convey or enumber the suite, and that the premises are free and on it of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and sorgolar the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof

GREENVILLE OFFICE SUFPLY CO. IAC.

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