1539 HE 72 MORTGAGE OF REAL ESTATE S. C. MORTGAGE OF REAL ESTATE AMOUNT FINANCED - \$2,650.00 STATE OF SOUTH CAROLINA 3 65 PH 4 ALL WHOM THESE PRESENTS MAY CONCERN: COUNTY OF GREENVILLE

Barnette V. Johnston WHEREAS,

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

(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 Three thousand seven hundred eighty three and 96/100----------Dollars (\$ 3,783.96 ) due and payable

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

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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, and being all of Lot 20 on a Plat of Marietta Heights, recorded in the RMC Office for Greenville County in Plat Book TT at page 43, with said plat being prepared by Terry T. Dill on August of 1959, and being a portion of other lands owned by Guest and being fully described in a plat prepared by Terry T. Dill on August 31, 1971, and according to said plat, having the following metes and bounds, to-wit:

Beginning at an iron pin located on Guest Drive which is the joint front corner of Lots Numbers 20 and 21 according to the plat of Marietta Heights; thence with Guest Drive S. 31-08 E. 166 feet to an iron pin; thence following Guest Drive as it intersects with Dacusville Road the chord being S. 9-06 E. 47 feet to an iron pin; thence with Dacusville Road S. 47-46 W. 70 feet to an iron pin; thence along Dacusville Road S. 49-08 W. 102.6 feet to an iron pin; thence N. 31-08 W. 234 feet to an iron pin; thence N. 58-52 E. 200 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Richard F. Epps recorded in the RMC Office for Greenville County in Deed Book 1/46 at page 849 on April 22, 1981.

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

The plat referred to above by Terry T. Dill dated August 31, 1971 is recorded in the RMC Office for Greenville County in Plat Book 8-0 at page 16.

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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