MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. Joseph E. Long

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

in equal installments of principal and interest of One Hundred Eighty-nine and 16/100 (\$189.16) Dollars to commence on August 1, 1981 and continuing until fully paid, but not longer than July 1, 1988.

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, near the City of Greenville on the northern side of Stanley Drive, being shown as Unit 94 on plat of HARBOR TOWN recorded in the RMC Office for Greenville County in Plat Book 5-P at Pages 13 and 14, and being more particularly described as follows:

BEGINNING at a point at the corner of Units 94 and 93 and running thence N. 71-30 E. 21.5 feet; thence turning and running S. 18-30 E. 68.8 feet; thence turning and running S. 71-30 W. 21.5 feet; thence turning and running N. 18-30 W. 68.8 feet to the point of beginning.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record, particularly subject to the terms of that Declaration of Covenants, Conditions and Restrictions, executed by Harbor Town Limited Partnership on January 26, 1976, and recorded in the RMC Office for Greenville County in Deed Book 1016 at page 729.

THIS is the same property as that conveyed to the Mortgagor herein by deed of James Bruce Cheatham, Jr., recorded in the RMC Office for Greenville County in Deed Book 1093 at page 652 on December 13, 1978.

THE Mortgagor herein does hereby covenant and represent unto the said Mortgagee, its successors and assigns, that he is fully seized in fee of the property above-described, and that the property is free from all encumbrances except a mortgage to Mid-South Mortgage Company, Inc., recorded April 1, 1977, in the RMC Office for Greenville County at Mortgage Book 1393, page 459, and assigned to East River Savings Company as shown in Mortgage Book 1399, page 415.

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Together with all and sit gular rights, members, hereal timents, and appartenances to the same belonging in any way incident or appertaining, and all of the rests, 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 s ch fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

 $rac{1}{2}$ TO HAVE AND TO HOLD, all and singular the said premises unto the Mortzagee, its heirs, success its and assigns, forever

The Marcaco recognitis that it is lawfully secred of the premises hereinable to described in one simple absolute, that it has good right and is lawfully in the recognition will convey on ecounder the same, and that the premises are free and in air of all liens and encombrances except as provided herein. The Marcaco further coverants to warrant and direver defend all and solublar the said premises unto the Mortgagee forever, from and against the Mortgage and all persons whomever lawfully claiming the same or any part thereof.