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LAW OFFICES OF LATHER SMITH & BARB & P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

Aug 31 11 51 AM '81

BOOK 1551 PAGE 390

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE

Amount Financed - \$25,000.00

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Patricia Ann Trammell

(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 Forty-Four Thousand One Hundred Thirty-Seven and 80/100-----
Pollars (\$ 44,137.80) due and payable

as provided for in Promissory Note execute ℓ^{\prime} of even date herewith.

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:

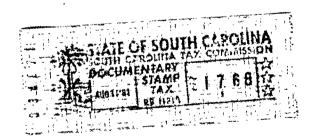
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on Chinquapin Road, adjoining the Cross Plains Baptist Church property and shown on a plat made by Carolina Surveying Company on the 19th day of July, 1978, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Chinquapin Road at the joint corner of the property herein described and the property of the Cross Plains Baptist Church and running thence with Chinquapin Road, N.45-07 W. 630.1 feet; thence continuing with the center of said Road, N.58-25 W. 118 feet; thence leaving said Road, N.89-17 W. 461.2 feet; thence N.33-12 E. 200 feet; thence N.33-12 E. 231.4 feet; thence N.33-12 E. 65.6 feet; thence S.68-18 E. 1,346 feet; thence N.32-49 E. 890.7 feet; thence with the property line of Cross Plains Baptist Church, N.62-58 W. 302.4 feet; thence S.26-37 W. 50 feet; thence S.29-20 W. 118.5 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Annette G. Lister, Attorney in Fact for C. L. Lister recorded in the RMC Office for Greenville County in Deed Book 1092 at Page 630 on November 28, 1978.

THE mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, South Carolina 29690.

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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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.