STATE OF SOUTH CAROLINA | 3 40 PH 82 MORTGAGE OF REAL ESTATE

COUNTY OF CREENVILLE | 1 3 40 PH 82 MORTGAGE OF REAL ESTATE

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WHEREAS, Janice C. Green

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

April 1, 1989

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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, 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, located in Saluda Township, County and State aforesaid, containing 2.0 acres, more or less, and according to Plat of Survey prepared by Terry T. Dill, Route 2, Taylors, Soth Carolina, Surveyor, dated 1/26/72, having the following metes and bounds, to-wit:

BEGINNING at a point in CL of Mush Creek road and running thence N. 08-26 W. 292' to an iron pin; thence N. 19-49 E. 194' to a corner iron pin; thence S. 65-05 E. 270' to a corner iron pin; thence S. 19-40 W. 393.5' to center line of Mush Creek Road; thence along line of said road N. 84-06 W. 135' to point of beginning. This is shown at Lot #12.

THIS conveyance is made subject to any restrictions, rights-of-way or easements that may appear of record on the recorded plat(s) or on the premises.

This is the same property conveyed to the mortgagor herein by deeds of William Ray Owens and Jimmie F. Owens dated 3-26-82 and recorded in the RMCOffice for Greenville County at Deed Book 1164, Pages 1100 portunentary 1

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 such fixtures and equipment, other than the small 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 Mortgager covenants that it is lawfully seized of the premises heireinabove 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 Mortgager further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgager and all persons whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

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