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MORTGAGE OF REAL ESTATE GREENVILLE COUNTY, S.C. OLLIE FARNSWORTH & CO., Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEOLLIE FARNSWORTH
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FLOYD M. HALCOMBE AND MARGARET G. HALCOMBE (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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

FIVE THOUSAND NINE HUNDRED FORTY-NINE AND 60/100----- DOLLARS (\$5,949.60),

due and payable in sixty (60) consecutive monthly installments of Ninety-Nine and 16/100 Dollars (\$99.16) each, beginning April 15, 1972, and continuing on the 15th day of each and every month, payments to be applied first to interest and then to principal, until paid in full,

with interest thereon from date at the rate of seven (7%) per centum per annum, to be paid: AS stated above.

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,

ALL that certain piece, parcel or tract of land in Oaklawn Township, Greenville County, State of South Carolina:

BEGINNING at a point on Arden Road (formerly Ford Holland Road), at corner of J. B. McGill property, said point being 293.65 feet from old corner, and running thence S-20-35 W. 208.75 feet to iron pin; thence N-69-25 W. 208.75 feet to an iron pin; thence N-20-35 E. 208.75 feet to iron pin; thence S-69-25 E. 208.75 feet to the beginning corner, according to plat made by J. Coke Smith on March 1st, 1946, containing One Acre more or less.

The above described property is the same conveyed to the Mortgagors by deed of Libbie A. Sims to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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 usual household furniture, be considered a part of the real estate.