

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
DORRINE S. TAYNOR-LEY
S.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, L. A. Moseley and Bankers Trust of South Carolina, N. A.,
as Executor of the Estate of John T. Douglas, Deceased,
(hereinafter referred to as Mortgagor) is well and truly indebted unto
Southern Bank & Trust Company, Greenville, S. C.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of

Seventy Thousand and No/100 Dollars (\$ 70,000.00) due and payable
in monthly installments of Seven Hundred Fifty-two and 23/100 (\$752.23) Dollars, commencing
on the 3rd day of June, 1974 and continuing on the same day of each month thereafter with
the final payment being due on May 3rd, 1989; said payments to be applied first to interest
and balance to principal
with interest thereon from date at the rate of ten (10%) per centum per annum, to be paid: monthly

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

All that certain piece, parcel or tract of land situate, lying and being in the City of
Greenville, County of Greenville, State of South Carolina, at the northeastern corner of
the intersection of South Pleasantburg Drive (S.C. Highway 291) and Littlejohn Lane, and
having the following metes and bounds according to plat entitled "Property of L. A.
Moseley and John T. Douglas" dated November 1973 by C. O. Riddle, Registered Land Surveyor.

BEGINNING at an iron pin located at the intersection of the eastern right-of-way of South
Pleasantburg Drive and the northern right-of-way of Littlejohn Lane and running thence
with the eastern right-of-way of South Pleasantburg Drive N. 4-27 W. 31.4 feet to an iron
pin; thence continuing with said right-of-way N. 8-18 E. 70.1 feet to an iron pin; thence
leaving said right-of-way and running S. 77-54 E. 224.7 feet to an iron pin in the line of
property of Sherwood Forest Subdivision; thence with the line of said Sherwood Forest
Subdivision property S. 13-16 W. 100 feet to an iron pin on the northern right-of-way of
Littlejohn Lane; thence with said right-of-way N. 77-54 W. 209.1 feet to an iron pin at
the point of beginning; together with all improvements constructed thereon.

Subject to an existing easement 30 feet in width which extends in a North-South direction
across the rear of said property.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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 it 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.

4328 RV-2