STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

LENG TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Raymond H. Carter and Betty J. Carter

(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 Nine Thousand

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 scaling 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, on the southern side of Gibson Circle being a portion of the property shown on a survey for H. Z. Jones by Piedmont Engineers, dated January 19, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book FF, Page 525, and having according to a plat of the property of C. R. Carter and Stella Carter made by W. R. Williams, Jr. dated May 14, 1970, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Gibson Circle at the corner of property now or formerly belonging to Charles Neely and running thence along Neely's line, S. 10-52 W. 416 feet to an iron pin in the line of property now or formerly owned by Jones; thence along Jones' line, S. 74-58 E. 85 feet to an iron pin; thence along property now or formerly owned by C. R. Carter, N. 10-17 E. 259.5 feet to an iron pin; thence N. 26-28 E. 100 feet to an iron pin; thence N. 11-35 E. 58.4 feet to an iron pin on Gibson Circle; thence along the southern side and through a portion of Gibson Circle, N. 74-58 W. 110 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of C. R. Carter, dated April 24, 1972, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 942 at Page 29.



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