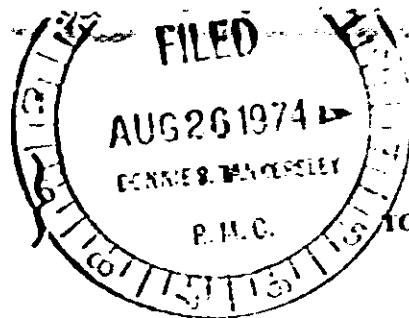


STATE OF SOUTH CAROLINA
COUNTY OF PICKENS



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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, D. Stan Crosby

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

(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

Twenty-Five Thousand and No/100-----Dollars (\$ 25,000.00) due and payable
one year from date

with interest thereon from date at the rate of nine per centum per annum, to be paid: annually

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

Pickens, in the City of Easley, on the south side of U. S. Highway 123, and according to a plat by John C. Smith, Surveyor, dated September, 1964, said lot is known and identified as a portion of Lots 1 and 2, and is more particularly described as follows, to-wit:

BEGINNING at the northeast corner of U. S. Highway 123 and Stewart Drive; running thence along U. S. Highway 123 South 68-55 East 57.7 feet to a point; thence South 30-46 West 150 feet to a point; thence North 59-14 West 57.7 feet to a point on Stewart Drive; thence along Stewart Drive South 30-46 West 150 feet to a point at the corner of U. S. Highway 123 and Stewart Drive, the point of BEGINNING.

ALSO:

ALL that certain piece, parcel or lot of land, situate, lying and being on the southwestern side of Altamont Terrace and being known and designated as Lot No. 11 as shown on plat entitled Map of Altamont Terrace, recorded in the R. M. C Office for Greenville County, in Plat Book BB, Page 173, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Altamont Terrace at the joint front corner of Lots No. 9 and 11 and running thence with the joint line of said lots North 41-47 West 114 feet to an iron pin; thence North 54-45 East 503 feet to an iron pin; thence South 9-27 West 238.2 feet to an iron pin at the joint rear corner of Lots No. 11 and 15; thence with the joint line of said lots South 54-45 West 267.5 feet to an iron pin on Altamont Terrace; thence with said Terrace (the chord of which is South 83-55 East 74.5 feet) to an iron pin, the point of BEGINNING.



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

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