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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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BONNIE S. SIMPSON
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert Rovner and Anita A. Rovner

(hereinafter referred to as Mortgagor) is well and truly indebted unto The South Carolina National Bank

(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 Fifty Thousand and no/100-----

----- Dollars (\$50,000.00) due and payable

in 120 equal monthly installments of \$633.38 each, the first such installment being due on the first day of April, 1976, and a like amount on the first day of each succeeding month thereafter, until paid in full;

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

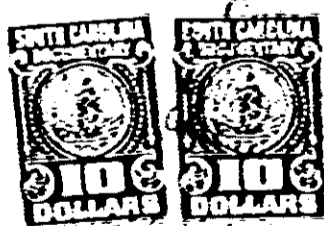
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Greenville, at the southeast corner of the intersection of North Main Street and East Coffee Street, in the City of Greenville, County of Greenville, State of South Carolina, and having, according to a survey thereof made by R. E. Dalton, May, 1938, the following metes and bounds;

BEGINNING at a point at the southeast corner of the intersection of North Main Street and East Coffee Street, and running thence with the east side of North Main Street S. 20-25 W. 38.2 feet to a point at the center of a 13-inch brick wall; thence through the center of said 13-inch brick wall S. 69-35 E. 144.6 feet to a point in the center of an 8.4 foot alley; thence with the center of said alley N. 20-25 E. 38.2 feet to a point on the south side of East Coffee Street to and with the north edge of an 18-inch brick wall, N. 69-35 W. 144.6 feet to the point of beginning.

Together with all the right, title and interest of the grantor in and to the 13-inch brick party wall located on and along the southern side of the above described lot and also all the right, title and interest in and to the 8.4 foot alley and the use thereof running from the southside of East Coffee Street along the eastern edge of the property above described.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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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