

GREENVILLE COUNTY

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, HENRY G.B. LEE

(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

THIRTEEN THOUSAND THREE HUNDRED SEVEN AND 28/100

Dollars (\$ 13,307.28) due and payable

in eighty-four (84) equal monthly installments in the amount of One Hundred Fifty-Eight and 42/100 (\$158.42) Dollars until paid in full with the first payment being due on April 22, 1977.

with interest thereon from date at the rate of 12.15% per centum per annum, to be paid: at maturity

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:

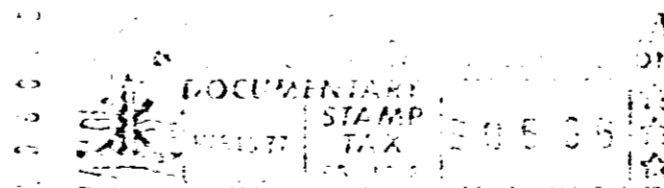
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

Greenville, City of Greenville, on the Southeasterly side of Bleckley Avenue, and being shown as the lesser part of Lot No. 7 and the greater part of Lot No. 6 of Block A on the plat of Fair Heights, and recorded in the RMC Office for Greenville County, SC in Plat Book F at page 257, and having according to a more recent survey made by RW Dalton, dated April, 1952, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Bleckley Avenue, which pin is located 187.6 feet in a Southwesterly direction from the Southerly corner of Bleckley Avenue and Laurens Road, and running thence S. 42-08 E. 83.2 feet to an iron pin, rear corner of Lot No. 3; thence along the rear line of Lot No. 3 S. 30-53 E. 60 feet to an iron pin, rear corner of Lots 2 and 3; thence along the rear line of Lot No. 2 S. 1-55 E. 31.3 feet to an iron pin, joint rear corner of Lots Nos. 2 and 14; thence S. 31-20 W. 20 feet to an iron pin; thence N. 58-40 W. 150 feet to an iron pin on the Southeasterly side of Bleckley Avenue; thence along the Southeasterly side of Bleckley Avenue N. 31-20 E. 98 feet to the point of BEGINNING.

The being the same property conveyed the Mortgagor herein by deed of Mrs. Jette Pruitt being dated April 23, 1952 and recorded in the RMC Office for Greenville County in Deed Book 455 at page 193.

250 M



SOUTHERN BANK & TRUST COMPANY
Post Office Box 1329
Greenville, South Carolina 29602

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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