MORTGAGE OF REAL ESTATE - Law Offices of Thomas C. Brissey, P. A.,

STATE OF SOUTH CAROLINA OREERVILLE; CO. S. C. COUNTY OF GREENVILLE

FILED

MORTGAGE OF REAL ESTATE

200 1395 acc 35

7 7 4 55 11 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY R.H.C.

WHEREAS, James A. Williams and Dorothy P. Williams

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

(fereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated typein by reference, in the sum of Fifteen Thousand Nine Hundred Twenty-Four and No/100-----Tollars (15,924.00) due and payable

according to the terms thereof said note being incorporated herein by reference.

WHEREAS, the Mortgagor may bereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mrtgagor'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 aforestid debt, and in order to secure the payment thereof, and of any ther 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 Martgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly raid 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, being shown as Lot 73 on plat of Springfield, plat of which is recorded in Plat Book 3B, at page 14, and according to said plat, having the following courses and distances, to-wit:

BEGINNING at an iron pin on the North side of Gates Avenue at the joint front corner of Lots 72 and 73 and running thence with the line of said Lots, North 13-26 East 190 feet; thence South 73 East 125 feet; thence South 12-58 West 180.3 feet to a point on Gates Avenue; thence with Gates Avenue, North 76-50 West 125 feet to the point of beginning."

ALSO: "All that certain piece, parcel or tract of land adjoinint the above described lot and according to plat of property of James A. Williams made by T. H. Walker, Jr., Surveyor, dated February 23, 1974, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Gates Avenue at the Southeast corner of Lot 73 and running thence with the line of Lots 73 and 26, North 12-58 East 180 feet and North 12-48 East 190 feet to a point on Blue Ridge Drive; thence with Blue Ridge Drive, South 66-49 East 125 feet; South 61-49 East 100 feet; and South 59-East 275.3 feet to an iron pin; thence South 4-59 East 257 feet to an iron pin; thence South 88-25 West 250 feet to an iron pin; thence North 0-15 West 82 feet to an iron pin; thence North 85-26 West 74.9 feet to an iron pin; thence North 76-32 West 138.4 feet to a point on turnaround 100 feet in diameter; thence with the curve of turnaround in a northwesterly direction to the point of beginning, being the southeasterly corner of Lot 73, and containing 3.84 acres."

This is the same property conveyed to the Mortgagor by deed from Homer Styles dated June 21, 1974 and recorded in the R. M. C. Office for Greenville County in Deed Book 1001

The address of the Mortgagee is P. O. Box 544, Travelers Rest, South Carolina 29690.

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 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 Mostgagor covenants that it is lawfully secred of the premises beireinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or enumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herem. The Mistaigne further coverants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever leafully claiming the same or any part thereof.