STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

4 71 CHITTE MORTGAGE OF REAL ESTATE

300/ 1396 MAGE 658

IL CAME FOR ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. Broadus L. Bridwell and Betty H. Bridwell

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

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

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 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 Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or bereafter constructed thereon, situate, bying and being in the State of South Carolina, County of Greenville, in Bates Township, near Travelers Rest, South Carolina, which is all of Lot No. 39 and a portion of Lot No. 38 according to a Plat of Brookgreen, recorded in the R. M. C. Office for Greenville County, in Plat Book MM, at Page 41, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the southern side of Tigerville Road, joint front corners of Lots Nos. 17 and 39; thence N. 82-40 E., to an iron pin; thence along Tigerville Road N. 75-34 E., 29.9 feet to the intersection of Tigerville Road and Dell Circle, thence with curve of said intersection 48.3 feet (the chord of which being S. 67-52 E.) to an iron pin on Dell Circle; thence with Dell Circle, S. 31-18 E., 83.3 feet to an iron pin, joint corner Lot No. 39 and formerly Lot 38; thence with Dell Circle S. 17-42 E. 40 feet; thence S. 72-18 W., 180 feet; thence N. 17-42 W., 40 feet to an iron pin; thence N. 17-42 W., 130 feet to the beginning corner.

This being the same property conveyed to Broadus L. Bridwell by deed from Ralph Robertson dated May 1, 1972, and recorded in the R. M. C. Office for Greenville County in Deed Book 943 at page 75 and one-half interest conveyed to Betty H. Bridwell by deed from Broadus L. Bridwell dated August 14, 1975, and recorded in the R. M. C. Office for Greenville County in Deed Book 1022 at page 703.

The Mortgagee's address if P. O. Box 544, Travelers Rest, S. C. 29690.

Together with all and singular rights, members, hereditiments, 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 Mortgagor covenants that it is lawfully seized of the premises heireinabove 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 whomsoever lawfully claiming the same or any part thereof.

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