

FILED
GREENVILLE

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State of South Carolina

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Mortgage of Real Estate

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County of GREENVILLE

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THIS MORTGAGE made this 2nd day of August 1983
by JOE T. SMITH and DONNA W. SMITH

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329

Greenville, South Carolina 29602

WITNESSETH

THAT WHEREAS JOE T. SMITH and DONNA W. SMITH

is indebted to Mortgagee in the maximum principal sum of THREE THOUSAND AND NO/100
Dollars (\$ 3,000.00) Which indebtedness is
evidenced by the Note of JOE T. SMITH and DONNA W. SMITH of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 8/15/86
which is thirty-six (36) months after the date hereof) the terms of said Note and any agreement modifying it
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the
same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended,
Code of Laws of South Carolina (1976) in all future advances and readvances that may subsequently be made to Mortgagor by
Mortgagee evidenced by the aforesaid Note or by other promissory notes, and all renewals and extensions thereof, and (ii) all other
indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all
indebtedness outstanding at any one time secured hereby not to exceed \$ 3,000.00 plus interest thereon, all
charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted,
bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns,
the following described property:

ALL that lot of land situate on the northern side of Buckhorn Road in Paris Mountain Township, Greenville County, State of South Carolina, containing 1.426 acres, more or less, as shown on a plat prepared for John W. Sparks dated July 12, 1983 and prepared by Webb Surveying & Mapping Co., Charles F. Webb, Registered Land Surveyor, said plat being recorded in Plat Book 9-y at Page 19 in the RMC Office for Greenville County, South Carolina and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a spike near the center of Buckhorn Road at the corner of property now or formerly belonging to Bernloehr, which spike is 507 feet, more or less from Tanyard Road and running thence with the Bernloehr property N. 12-29 E. 476.18 feet to an iron pin at the corner of property now or formerly of Barnett; thence with the property of Barnett S. 30-45 E. 366.31 feet to a nail and cap near the centerline of Buckhorn Road; thence with said Road S. 58-02 W. 184.21 feet to a nail and cap; thence still with Buckhorn Road S. 68-29 W. 143.90 feet to the point of beginning.

This being the same property conveyed to Joe T. Smith and Donna W. Smith by deed of Ernestine H. Sparks dated August 2, 1983 and recorded herewith.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto, all of the same being deemed part of the Property and included in any reference thereto.

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