MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE FILED GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

VOL 1692 PAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN

Nov 30 10 37 AH 184

WHEREAS. James DANNIfes SONKENSL Carolyn B. Nelson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust P. O. Box 544, Travelers Rest, SC 29690

(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 Three Thousand Four Hundred Twenty-nine and 17/100-----

according to the terms of a note executed November 26, 1984, and fully incorporated herein by reference

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WHEREAS, the Mortgagor may bereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premitins, 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 Mortgager in hand well and truly gaid 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,

. ALL that certain piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, lying on the west side of old White Horse Road, and containing seven and 8/10 acres more or less and having the following metes and bounds:

BEGINNING at a point in the White Horse Road, marked by the C. H. Duck corner on bank of old road and running thence along road S. 8-30 W. 200 feet to nail; thence S. 11-10 W. 100 feet to nail; thence S. 21-00 W. 100 feet to nail; thence with a new line N. 55-15 W. 310 feet to O'Neal's corner; thence N. 8-24 E. 56.6 feet to iron pin; thence N. 53-30 W. 180 feet to iron pin; thence N. 55-15 W. 285 feet to iron pin; thence N. 54-25 W. 312 feet to iron pin, Christopher Corner; thence with a new line N. 13-17 E. 333 feet to iron pin on north side of branch; thence S. 78-45 E. 199 feet to C. H. Duck's corner, iron pin on north side of branch; thence S. 34-00 W. 108 feet to oak; thence S. 23-45 W. 153 feet to stake; thence N. 81-15 E. 274.5 feet to a stone; thence S. 60-00 E. 645.7 feet to beginning corner.

THIS conveyance is subject to all easements, restrictions, rights-of-way, roadways, or other matters which may appear by examination of the public record or the premises herein.

THIS being the same property inherited by James A. Nelson from the Estate of Harvey Levi Nelson as shown by the file of the Greenville County Probate Court at Apartment 1758, File 28. See also Deed Book 1200, Page 788 in the Greenville County RMC Office.

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STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMPISSION STAMP E O L O 5 1

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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 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 hereid. 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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