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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED

GREENVILLE CO. S. C.

BOOK 1035 PAGE 425

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUL 13 12 49 PM 1966

OLLIE FARNSWORTH
R. M. O.

WHEREAS, I, JANIE J. HARDING

(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

Six Thousand and No/100-----Dollars (\$ 6,000.00) due and payable
ninety (90) days from date,

with interest thereon from date at the rate of 6 1/2 per centum per annum, to be paid: quarterly.

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 lot of land with improvements now or hereafter erected thereon lying on the Northwestern side of Alberta Avenue near the Parker Road in Greenville County, South Carolina, being shown as the Easternmost portion of Lot No. 21 on a Plat of the Property of D. L. Bramlett, recorded in the RMC Office for Greenville County, S. C., in Plat Book 1, page 39, and having according to a more recent plat thereof made by Campbell and Clarkson, Surveyors, dated June 4, 1966, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwestern side of Alberta Avenue at the common corner of Lots Nos. 21 and 1, and running thence along the line of Lots Nos. 1, 2, and 3, N. 51-48 W., 185 feet, more or less, to an iron pin at the Westernmost rear corner of Lot No. 3; thence along the line of property sold by Janie J. Harding to John L. Von Hollen and Eunice A. Von Hollen, by deed dated June 28, 1966, S. 17-15 E., 148 feet, more or less, to an iron pin on the Northwestern side of Alberta Avenue; thence along said side of Alberta Avenue, N. 73-45 E., 103 feet to an iron pin, the beginning corner.

The above described property is the same conveyed to Janie J. Harding by deed of J. B. Jameson, dated June 3, 1966, excluding the portion thereof conveyed to John L. and Eunice A. Von Hollen by deed dated June 28, 1966.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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.