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MORTGAGE OF REAL ESTATE-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

LA VERNE T. TREMBLAY

(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

Ten Thousand Eight Hundred and 00/100------Dollars (\$ 10,800.00) due and payable

In sixty (60) equal monthly installments of One Hundred Eighty and 00/100 (\$180.00) Dollars, commencing on the first day of June, 1975, and on the same day of each successive month thereafter until paid in full.

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 scaling 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, the Mortgagoe's heirs, 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 lot or parcel of land located in the City of Greenville, Greenville County, South Carolina, shown as Lot 30 and the western one-half of Lot 29 upon a plat entitled, "Augusta Road Hills," recorded in the RMC Office for Greenville County in Plat Book M, at page 33, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Cammer Avenue, joint front corner of Lots 30 and 31, and running thence along the joint line of said lots, N. 47-50 W. 165.75 feet; thence N. 42-07 E. 90 feet to a point in the middle of the rear line of Lot 29; thence through the middle of Lot 29, S. 47-50 E. 165.85 feet, more or less, to Cammer Avenue; thence along Cammer Avenue, S. 42-10 W. 90 feet, more or less, to the point of BEGINNING.

This property was conveyed to the mortgagor by deeds recorded in Deed Book 295, at page 416, and in Deed Book 384, at page 215.

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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 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 is 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 sail 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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