STATE OF SOUTH CAROLINA COUNTY OF Greenville

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

WHEREAS, We, Bernard L. Brooks and Elizabeth T. Brooks

the remafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & 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, Two Hundred and Seventy Seven and

68/100----- Dollars (\$ 6, 277, 68) due and phyable

according to the terms of the note for which this mortgage stands as security.

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 it 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 Delhas (\$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, 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, in the City of Mauldin, situate, lying and being on the eastern side of Cheshire Road and being known and designated as Lot No. 10 on plat of Montclaire Subdivision, Section II, plat of which is recorded in the RMC Office for Greenville County in Plat Book WWW, Page 41, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Cheshire Road, joint corner of Lots 5 and 10, and running thence along the line of Lots 5, 6, and a portion of Lot 7, S. 62-22 E. 200 feet to an iron pin; thence along the common line of Lots 10 and 11, S. 72-58 W. 188.4 feet to an iron pin on the eastern side of Cheshire Road; thence following the curve of Cheshire Road, the chord of which is N. 9-31 W. 75 feet to a point; thence continuing with the curve of Cheshire Road, the chord of which is N. 11-45 E. 75 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the mortgagors herein by deed of Classie Homes, Inc., dated May 11, 1970, and recorded May 12, 1970, in Greenville County Deed Book 889 at Page 523.

THIS IS A SECOND MORTGAGE.



Hogether with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any, way incident or apperturnable and all fit of the rents, assues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting tissues new or intractor attacked, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures to be appropriate, 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 Mostgag of coverants that it is lawfully seized of the premises bereinabove described in fee simple absolute, that it has good right to be leasted to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as perched berein. The Mortgagor further coverants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, it is and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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The specific will will