

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
4 52 PM

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, THOMAS M. MARCHANT III

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST CO.

(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 and no/100 ----- Dollars (\$ 10,000.00) due and payable

one year from date

with interest thereon from date at the rate of Nine(9%) per centum per annum, to be paid quarterly.

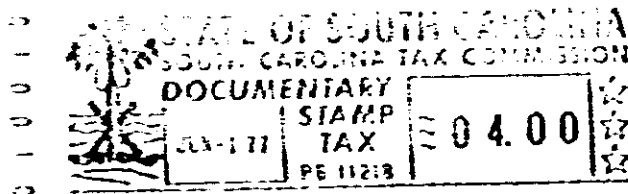
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 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, located near Caesar's Head, Cleveland Township, , on the west side of the Greer Highway (U. S. No. 276) and having according to a recent survey and plat prepared by T. Craig Keith, Reg. L. S. , May 24, 1967 the following metes and bounds, to-wit:

BEGINNING at an iron pin, which pin is approximately 180 feet Southeast of the edge of an area known as the Rock Cliff area; and running thence N. 23-30 E. 100 feet to an iron pin; thence N. 47-00 E. 75 feet to an iron pin; thence N. 61-00 E. 62 feet to an iron pin; thence N. 59-00 E. 100 feet to an iron pin; thence N. 67-00 E. 80 feet to an iron pin (which latter pin is 91 feet Southwest from the edge of said rock cliff); thence S. 88-00 E. 153 feet to an iron pin; thence S. 88-30 E. 55 feet to an iron pin (which latter pin is 100 feet Southeast of said rock cliff); thence S. 16-00 E. 450 feet to an iron pin; thence S. 57-10 W. 595 feet to an iron pin; thence N. 16-00 W. 600 feet to point of beginning.

Being the same property conveyed to Thomas M. Marchant, III by deed of Caesar's Head Co. , Inc. , dated May 24, 1967 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 822 at Page 289, on June 23, 1967.



Together with all and singular rights, members, hereditaments, 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.

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