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MORTGAGE OF REAL ESTATE-Prepared by RUEY AND RILEY, Attorneys at Law, Greenville, S. C. 1496

STATE OF SOUTH CAROLINA GREENVILLE 13 11 12 47 PH '80

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIL STANKERSLEY

WHEREAS, David E. Stepto and Judy A. Stepto

(hereinafter referred to as Mortgagor) is well and truly indebted unto Kellett's Well Boring, Inc.

(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 Nine Thousand Four Hundred & No/100------

----- Dollars (\$ 9,400.00) due and payable

in 36 monthly installments of \$325.86 each

with interest thereon from

date

at the rate of 15

per centum per annum, to be paid: monthly

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, 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, lying and being on Old Hundred Road, known and designated as a tract containing 5.10 acres, in Oaklawn Township, being known and designated as Tract 4A on plat entitled "Property of Drayton Hopkins", prepared by Bakkum-DeLaoch & Associates, dated August 5, 1977, recorded in the Greenville County R.M.C. Office in Plat Book 6-K at page 23 and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Old Hundred Road at the joint front corner of Tracts 3A and 4A of property of Drayton Hopkins and running thence, S. 12-33 E., 503.1 feet to a point at the joint rear corner of Tracts 4A and 3A; thence along the rear line of Tract 4A S. 85-30 E., 825 feet to an iron pin; thence N. 02-35 E., 125.0 feet to a point on the southern side of Old Hundred Road; thence N. 76-41 E., 204.5 feet to a point; thence N. 68-53 E., 202.04 feet to a point; thence N. 61-22 E., 202.31 feet to a point; thence N. 59-17 E., 165.6 feet to a point at the joint front corner of Tracts 3A and 4A, the point and place of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Kellett's Well Boring, Inc. of even date to be recorded herewith.

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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.

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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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.