STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

CREENVILLE CO. S. C. FILED TO ALL WHOM THESE PRESENTS MAY CONCERN: 4 OST 31 11 06 M. 183

WHEREAS, L. Wayne Tarriters ley R.M.C. R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(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 Fifteen Thousand and no/100----_____Dollars (\$ 15,000.00) due and payable

according to the terms of a note executed of even date herewith and incorporated by reference

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 Carolin, County of Greenville

ALL that certain piece, parcel or lot of land on the East side of Whitney Street, in the Village of S. Slater and Sons, Inc., at Slater, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 4 of Block A, as shown on a plat of the Village of S. Slater and Sons, Inc., made by J. E. Sirrine and Company, Engineers, on July 10, 1940, which plat is recorded in the R.M.C. Office for Greenville County, in Plat Book K, at pages 63, 64, and 65, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Whitney Street (formerly Hoover Street), joint front corner of Lots No 4 and 5 of Block A, which iron pin is 190 feet South of the Southeast corner of the intersection of Edison and Whitney Streets, and running thence with the line of Lots No. 5, N. 53-02 E. 225 feet to an iron pin; thence S. 47-57 E. 48.6 feet to an iron pin; joint rear corner of Lots No. 3 and 4; thence with the line of Lot No 3, S. 34-53 W. 225 feet to an iron pin on the East side of Whitney Street; thence with Whitney Street, N. 52-37 W. 60 feet to an iron pin; thence continuing with Whitney Street, N. 40-45 W. 60 feet to the beginning corner.

THIS conveyance is subject to all easements, restrictions, roadways, rights-of-way or other matters which may appear by examination of the public record or the premises herein.

THIS is the same property conveyed to the Mortgagor herein by deed of Annie Estelle Dixon, et al., recorded in the RMC Office for Greenville County at Deed Book 1/99, Page 521, on October 31, 1983.

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 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 heireinabove 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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