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GREENVILLE CO. S. C.

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HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAMBERLAIN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

APR 7 3 18 PM '71
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Archie R. Alberson

(hereinafter referred to as Mortgagor) is well and truly indebted unto The South Carolina National Bank,
Greenville, South Carolina

(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 Three Thousand Three Hundred Fifty One and 24/100-----
----- Dollars (\$3,351.24) due and payable

as provided in note

with interest thereon from date at the rate of per centum per annum, to be paid:

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: The South Carolina National Bank, Greenville, South Carolina, Its Successors and Assigns, forever:

ALL that certain piece, parcel and lot of land containing 2.84 acres, more or less located on the West side of a County Road leading from Carr Road near the Community of Moonville in the County of Greenville, State of South Carolina and being shown and designated on plat and survey for Albert Q. Taylor dated February 11, 1971 made by Carolina Engineering and Surveying Company, and having according to said survey the following description:

BEGINNING at an iron pin in the center of a County Road, joint corner with other property of Albert Q. Taylor and running thence along and with the center of said County Road, S. 20-47 W. 200 feet to an iron pin; thence N. 89-45 W. 592 feet to an iron pin, corner with property now or formerly of Carr; thence N. 21-49 W. 200 feet to an iron pin, corner with property of Albert Q. Taylor; thence S. 89-54 E. 737.3 feet to the point and place of beginning.

This being the same property conveyed to the Mortgagor by deed of Albert Taylor of even date and to be recorded herewith.

This mortgage also covers all buildings and improvements now or hereafter placed upon said property and also covers a certain 1964 Mastercraft Mobile Home dimensions 10 x 50, Serial No. G-51841M.

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.