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MORTGAGE OF REAL ESTATE—Offices of IRMS, Chornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Gordon E. Mann

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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 Thirteen Thousand Four Hundred

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 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 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, Greenville Township,

"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, Greenville Township, being shown as all of Lot No. 53 and the western portion of Lot No. 52 on a plat of Mount View Land Company made by W. A. Adams, Surveyor, dated February, 1910 and recorded in Plat Book A at Pages 395-397, and being more fully described as follows:

BEGINNING at an iron pin at the joint corner of Lot No. 53 and Lot No. 54 on Buncombe Road and running thence in a westerly direction along line of Lot No. 54, 170 feet to an iron pin on a ten foot alley at the joint corner of Lot No. 54 and Lot No. 53; thence with said alley in a southeasterly direction, 58 feet to an iron pin in the line of said alley and rear line of Lot No. 52; thence in a straight line in an easterly direction to a pin in Buncombe Road 82.3 feet from the intersection of Buncombe Road and Gridley Street; thence along the line of Buncombe Road in a northwesterly direction 50.6 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Hazel, Fort, Ada M. Henry and Grace M. Haus, said deed to be recorded herewith.

For a more accurate metes and bounds description, see plat for the above-described property, as shown on the plat of the property of Gordon E. Mann, dated July, 1972, prepared by Dalton & Neves Company, recorded in Plat Book at Page _____in the RMC Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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

Showing the Mark of the