

LEATHERWOOD, WALKER, TODD & MANN ATTORNEYS AT LAW, GREENVILLE, S. C. Exchange Bank, Estill, South Carolina 29918

MORTGAGE OF REAL ESTATE - OFFICES OF LEATHERWOOD, WALKER, TODD & MANN, ATTORNEYS AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RALPH MONTAQUE LAFFITTE, JR. AND CAROLYN WIENGENS LAFFITTE

(hereinafter referred to as Mortgagor) is well and truly indebted unto EXCHANGE BANK, ESTILL, 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 Thirty Thousand and no/100

Dollars (\$ 30,000.00) due and payable

securing a note of even date herewith due and payable with interest as provided for in said note

with interest thereon from _____ 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:

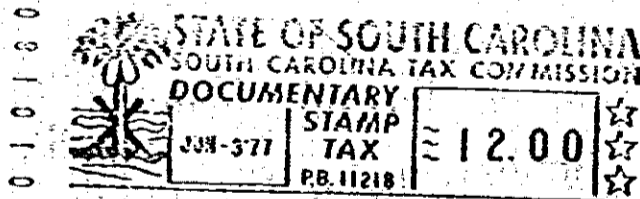
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, the Mortgagee's heirs, 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, on the eastern side of Gilder Creek Drive, Town of Mauldin, being shown and designated as Lot No. 152 on Plat of Forrester Woods, Section III, dated August 22, 1972, revised September 14, 1972, recorded in Plat Book 4R, page 51, Greenville County R.M.C. Office and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the eastern right-of-way of Gilder Creek Drive at the joint front corner of Lots 152 and 151 and running thence with the eastern side of Gilder Creek Drive N. 27-04 E. 85 feet to a point; thence with the curve of the intersection of Gilder Creek Drive and Mylon Ray Hopkins Court, the chord of which is N. 72-03 E. 35.4 feet to a point; thence with Mylon Ray Hopkins Court S. 62-58 E. 125 feet to a point; thence S. 27-04 W. 110 feet to a point; thence N. 62-58 W. 150 feet to the point of beginning and being the same property conveyed to the mortgagors herein by deed of Frederick T. Hicks, III and Brenda S. Hicks, recorded in the Greenville County R.M.C. Office on the same date as the date of recordation of this mortgage.

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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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is 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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