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MORTGAGE OF REAL ESTATE—Offices of Cheros and Patterson, Attorneys at Law, Greenville, S. C.

Mortgagee's address: P. O. Box 1329, Greenville, SC 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Chester A. Reece

(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

Thirty Thousand and No/100 ----- DOLLARS (\$ 30,000.00),
with interest thereon from date at the rate of 8 1/2 per centum per annum, said principal and interest to be repaid: in monthly installments of \$371.96 each, the first of said installments being due and payable August 15, 1977, and a like installment due on the 15th day of each month thereafter until paid in full

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 Carolina, County of Greenville, on the East side of Westfield Street, in the City of Greenville, fronting 55 feet, more or less, on Westfield Street and having a depth of 175 feet, more or less. This is the same property conveyed to the Mortgagor by deed of Sarah P. Baumgardner recorded January 9, 1958 in Deed Book 590 at Page 430 of the RMC Office for Greenville County.

ALSO: All that lot of land in the State of South Carolina, County of Greenville, Greenville Township, on the East side of Westfield St. in the City of Greenville, having according to a plat of the property of Lewis Dorroh, prepared by J.E. Sirrine, Engineer, recorded in the RMC Office for Greenville County in Plat Book A at Page 531, and also according to a more recent plat thereof made on March 13, 1945, by Pickell & Pickell, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Westfield Street, which point is 112.2 feet in a northerly direction from the intersection of Westfield Street and Johnson Street, and running thence with Westfield Street, N 20-20 E 41 feet, 1 inch to an iron pin; thence, S 69-30 E 176 feet, 8 1/2 inches to a post; thence, S 9-05 W 41 feet, 10 1/2 inches to a post; thence, N 69-30 W 185 feet to the beginning corner. This is the same property conveyed to the Mortgagor by deed of Lettie Greenway recorded May 21, 1971 in Deed Book 915 at Page 616 of 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.

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