ALE OF SOUTH CONDUCTOR OF THE OF SOUTH

COUNTY OF GREENVILLE 13

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagee's Address: Trade Street, Fountain Inn, S.C. 29644 WHEREAS.

BOBBY SHEPHERD AND SALLY M. SHEPHERD

(hereinafter referred to as 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

One Thousand Nine Hundred Sixteen & 10/100 Pollers \$1,916.10 | dve and payable

in 18 monthly installments of \$106.45 each, all payable on the same date of each successive month commencing formation, 1978,

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 aforessic Labt, 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 gaid by the Mortgagoe at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, burgained, 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 let of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Fairview Township, on the western side of Fountain Inn Drive in accordance with plat dated May 29, 1975, prepared by Montgomery Surveying and Mapping Company, containing 1.38 acres, and being more fully described to wit:

BEGINNING at a nail cap on the western side of Fountain Inn Drive, being 1,200 feet northeast from the southeastern property line of Melvin K. Younts, and running thence from said nail cap, N. 25-44 E., 200 feet to a nail cap; thence N. 63-13 W., 300 feet to an iron pin; thence S. 25-44 W., 200 feet to an iron pin; thence S. 63-13 E., 300 feet to an iron pin, being the point of beginning. Both property lines perpendicular to Fountain Inn Drive pass over iron pins at edge of road.

Being the same property conveyed to Bobby and Sally M. Shepherd by deed of Cindy Shepherd James, dated December 30, 1977, to be recorded herewith in the R.M.C. Office for Greenville County.

Together with all and singular rights, members, herditaments, and appurtecances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 unite the Mortgagea, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seited 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 Mortgagoe forever, from and against the Mortgagor and all persons whomspever fawfully claiming the same or any part thereof.

- A CONTRACTOR OF THE SECRET RESIDENCE AND A SECRET ASSESSMENT OF THE S

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