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STATE OF SOUTH CAROLINA

112 24 4 11 PH THORTGAGE OF REAL ESTATE DONNIE S. TANKERSLEY R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. WE, WILLIAM FLOYD DAVIS AND ELETHA R. DAVIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date here with, the terms of which are incorporated herein by reference, in the sum of One Thousand Six Hundred Ninety-Five and 96/100-----according to the terms thereof, said Note being incorporated herein by reference.

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 Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgager 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

ALL that piece, parcel or lot of land in the State and County aforesaid, being known and designated as Lot 62, Lofty Road, formerly Eisenhower Street, as shown on a plat of Piedmont Estates recorded in the R.M.C. Office for Greenville County in Plat Book KK at Page 45, and having according to said plat the following metes and boudns, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 62 and 61 and running thence along the joint line of said lots, S. 25-10 W. 194.4 feet to an iron pin; thence running N. 64-50 W. 60 feet to an iron pin; thence running N. 25=1- E. 194.4 feet to an iron pin on Lofty Road; thence running along Lofty Road, S. 64-54 E. 60 feet to an iron pin, the beginning corner.

THIS being the same property as conveyed to the Mortgagors by deed of Thelma W. Howard and being recorded in the R.M.C. Office for Greenville County on March 24, 1978 in Deed Book 1075 at Page 937.

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 s.ch fixtures and equipment, other than the V 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 soized of the premises heireinabove described in ree 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.

GREENVILLE OFFICE SUPPLY CO. INC.