

Southern Bank & Trust Company, Inc.
P. O. Box 8
Williamston, S. C. 29697
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

BOOK 1434 PAGE 587

JUN 8 10 44 AM '78

MORTGAGE OF REAL ESTATE

CLAUDE S. TANKERSLEY R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, JAMES S. FORD and MARTHA B. FORD

(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 herewith, the terms of which are incorporated herein by reference, in the sum of

Seven thousand eight hundred four and 80/100 - - Dollars (\$ 7,804.80) due and payable

according to the terms of the note of even date, for which this mortgage stands as security

with interest thereon from date add-on at the rate of 7% / per centum per annum, to be paid: monthly

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, near Princeton, South Carolina, and having the following metes and bounds:

BEGINNING at a point in the center of County Road No. S-23, at the joint corner pin of Mrs. Lillie Green and Marcia Corn and Aaron Corn property, and following along the line of Marcia Corn and Aaron Corn property in an easterly direction for a distance of 301 feet to a point; thence in a northerly direction for 100 feet to a point; thence in a westerly direction to center of County Road No. S-23; a distance of 100 feet to the point of beginning. Said property is bounded on the north and east by lands now or formerly belonging to Marcia and Aaron Corn and on the west by County Road No. S-23.

This is the same property conveyed to the Mortgagors herein by deed of Home Security Corporation dated June 2, 1978, to be recorded simultaneously herewith.

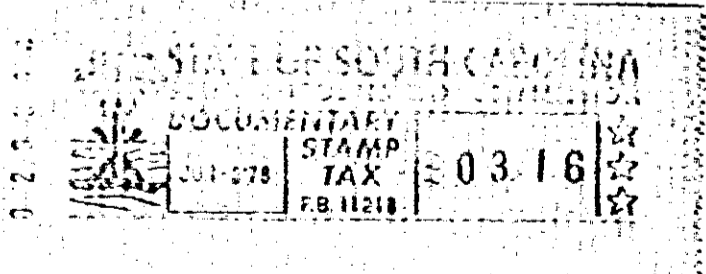
- ALSO -

ALL that certain piece, parcel, or lot of land, situate, lying and being in Greenville County, South Carolina, shown on a Plat made by Carolina Surveying Company dated October 8, 1975, which plat is recorded in the RMC Office for Greenville County in Plat Book _____, at Page _____, designated as that certain 0.32 acre strip adjacent to other property of Mortgagors, and having, according to said Plat, the following metes and bounds:

BEGINNING at a railroad spike in the center of Road S-23-69, which railroad spike is 671.6 feet from the iron pin at the corner of other property of The Oxford Finance Companies, Inc. and Ayers, and running thence N 88-15 E, 405.1 feet to an iron pin; thence S 40-37 W, 69.5 feet to an iron pin; thence with old lot line, N 86-46 W, 361.3 feet to an iron pin in the center of said Road, N 2-56 E, 20 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of The Oxford Finance Companies, Inc., dated June 2, 1978, to be recorded simultaneously herewith.

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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 it 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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