STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

JOHN M. SARTAIN

(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 --- FIVE THOUSAND SEVEN HUNDRED NINETY AND 60/100 -----

according to the terms thereof, said note being incorporated herein for reference.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

BEGINNING at an iron pin at the common joint corner of the within property and property of Ford and Johnson at the northwestern corner of the within property and running thence with the Johnson line, N. 47-19 E., 598.7 feet to an iron pin, joint corner of the within tract and property of Johnson and Brown; thence turning and running along the Brown line, S. 43-00 E., 279 feet to an iron pin, joint corner with Brown; thence turning and running along the property of Brown and through a dirt road leading to the within property, S. 07-39 W., 433 feet to an iron pin, joint common corner of the within property and that of Brown and Ford; thence turning and running along property of Ford, N. 68-21 W., 615.3 feet to an iron pin, the point of beginning.

THIS being the identical premises heretofore conveyed to the mortgagor by Deed of R.C. Center dated November 6, 1978 and recorded November 5, 1978 in Deed Book 1091 at Page 460 in the R.M.C. Office for Greenville County.

The mailing address of the mortgagee herein is: P.O. Box 544
Travelers Rest, S.C. 29690

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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 s ch 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 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.

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