LEATHERWOOD, WALKER, TODO & MAR:

Mortgagee's Address: P. O. Box 1329, Greenville, S. C. 29602

MORTGAGE OF REAL ESTATE-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

QUENTIN O. BALL, JR. AND NASH J. BALL

(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

Ten Thousand Eight Hundred and 00/100------ Dollars (\$ 10,800.00--) due and payable

as per the terms of the note dated November 22, 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 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, the Mortgagoe's heirs, 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 Northeastern side of Rivendell Drive, and being known and designated as Lot No. 28 as shown on a plat of Trollingwood, Section I, Revised, prepared by Enwright Associates, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R at Pages 12 and 13, and having, according to a more recent plat, entitled "Plat for Quentin O. Ball, Jr. and Nash J. Ball" by Webb Surveying & Mapping Co., dated March, 1978, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Rivendell Drive at the joint front corner of Lots Nos. 28 and 29 and running thence with the line of Lot No. 29, N. 22-14 E. 106.7 feet to an iron pin; thence with the line of property of Lake Trollingwood, Inc., N. 28-49 E. 118.5 feet to an iron pin; thence continuing with the line of the Lake Trollingwood, Inc. property, N. 39-38 W. 175.5 feet to an iron pin at the joint rear corner of Lots Nos. 27 and 28; thence with the line of Lot No. 27, S. 38-45 W. 277.4 feet to an iron pin on the Northeastern side of Rivendell Drive; thence with the Northeastern side of Rivendell Drive, S. 55-07 E. 174.3 feet to an iron pin; thence continuing with the Northeastern side of Rivendell Drive, S. 64-14 E. 50 feet to the point of beginning.

BEING the same property conveyed to the Mortgagorsherein by deed of Trollingwood Realty Company, said deed being dated July 18, 1973, and recorded in the R.M.C. Office for Greenville County in Deed Book 981 at Page 781.

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Together with all and singular rights, members, hereditiments, 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 is 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 sail premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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