MORTGAGE OF REAL ESTATE-Prepared by WILKINS & WILKINS, Attorneys at I aw, Greenville, S. C.

STATE OF SOUTH CAROLING COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

79 10 ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

I, LAWRENCE W. O'SULLIVAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto

BANKERS TRUST OF SOUTH CAROLINA

(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 FIVE HUNDRED FIFTEEN ------ Dollars (\$10,515.00) due and payable in sixty (60) consecutive monthly installments of \$175.25 by the 7th day of each month, beginning September 7, 1979.

Interest has been computed and included in the monthly installments.

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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 Mortgagor 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, the Mortgagee'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, known and designated as Lot No. 5 on plat of B.R. O'Neall, recorded in the RMC Office for Greenville County in plat book JJ page 166, and having according to said plat and a recent survey made by C. C. Jones, Engineer, the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the northeast side of Edgewood Drive, the front joint corner of Lots Nos. 4 and 5, thence with the joint line of said lots N. 58-58 E. 152.5 feet to an iron pin; thence S. 27-17 E. 25 feet to a point; thence S. 29-14 E. 30 feet to an iron pin, corner of Lot No. 6; thence with the line of said lot S. 53-38 W. 157.1 feet to an iron pin on the northeast side of Edgewood Drive; thence with the northeast side of Edgewood Drive, N. 26-07 W. 70 feet to the beginning corner.

This is the same property conveyed to mortgagor by Belton R. O'Neal by deed dated May 30, 1957 recorded May 31, 1957 in vol. 577 page 497 of the RMC Office for Greenville County, S. C.

Mortgagee's address: Bankers Trust of South Carolina

PO Box 608 Greenville, S. C. 29602 A SOUTH OF STATE OF A 2 A 12

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, we 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 hereinahove 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 lieus and encumbrances except as provided herein. The Mortgagor further covenants to warrant and finever 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 put thereof.

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