WHEREAS,

We, George H. Theis and Joanne C. Theis

thereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, Piedmont, S. C.

(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

Eight thousand six hundred two and 20/100----- Bollars \$ 8,692.29 ) due and payable in sixty (60) monthly installments of \$143.37 each, the first one due on December 15, 1979 with a like amount due on the 15th day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from

date

at the rate of 14.99

in advance per centum per annum, to be paid:

WHEREAS, the Mortgagor may bereafter become indebted to the said Mortgagore for such further some 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 delet, and in order to secure the proment 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 scaling and delivery of these presents, the receipt whereof is hereby achievabledged, has pranted, bargamed, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

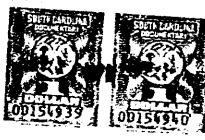
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, Coursy of

All that piece, parcel or lot of land with the improvements thereon, situate, lying and being in the Piedmont Manufacturing Company Village in or near the Town of Piedmont, Greenville County, South Carolina, and being more particularly described as Lot No. 106, Section 4, as shown on a plat entitled " Property of Piedmont Mfg. Co., Greenville County \*, made by Dalton & Neves, February , 1950; Sections 3 and 4 of said plat are recorded in the RMC Office for Greenville County in Plat Book Y, at pages 2-5, inclusive and pages 6 - 9, inclusive, respectively. According to said plat the within described lot is also known as No. 14 Spring Street and fronts thereon 93 feet.

This conveyance is made subject to any and all existing and recorded easements, rights-of-way and restrictions affecting said property.

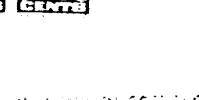
This being the same property conveyed to George II. Theis and Joanne C. Theis by deed of Sandra Diane Powell dated November 12, 1979 and recorded simultaneously with this Real Estate Mortgage in the Office of RMC for Greenville County in Book 1116, Page

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Together with all and singular rights, members, hereditaments, and appartenances to the same belonging in any way incident or appertaining, and all of the resits, 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 mariner, it being the intention of the parties hereto that all a ch fixtures and equipment, other than the Tusual 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 heir, successor and assigns, forever

300 The Mortgagor covenants that it is lawfully secred of the premises hereinabove described in see simple absolute, that it has good right and is fasefully authorized to sell, convey or encamber the same, and that the premiers are free and that of all liens and encumbrances except as provided herein. The Mortgagor further ecvenants to marrant and forever defend all and singular the said premises unto the Mutgagee forever, from and against the Mortgagor and all persons whom were lawfully claiming the same or any part thereof.

en were received