LATIEN: FAYSSOOK SUITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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

WHEREAS, Wilson C. Lee

(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 four hundred fifty four and 00/100-----Dollars (\$ 5,454.00) due and payable

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

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, in Paris Mountain 10-A Township, lying, being and situate on the northeastern side of the New Buncombe Road (U.S. Highway 25) and being the same property as shown and designated by a plat of survey made for Faye Maddox, by Carolina Surveying Company, dated December 27, 1973, and according to said plat, having the following metes and bounds, to-wit:

Beginning at a point marked by an iron pin on the east side of U. S. Highway No. 25 at the joint front corner of property now or formerly of W. M. Batson, approximately 150 feet from Nora Drive, and thence running N. 37-59 W. for a distance of 117.2 feet, to an iron pin on the east side of U. S. Highway No. 25; thence running N. 61-03 E. for a distance of 443.7 feet to an iron pin at the northeast corner of said lot; thence running S. 17-00 E. for a distance of 127.4 feet to an iron pin at the southeast corner of said lot; thence running S. 62-20 W. for a distance of 399 feet to an iron pin, the point of beginning. See plat recorded in the RMC Office for Greenville County in Plat Book 5-M at page 53.

This being a portion of the property heretofore conveyed to Lanier W. Maddox by deed of Walter L. Rogers, et al, recorded March 10, 1947 in the RMC Office for Greenville County in Deed Book 308 at page 418. Subsequently, Lanier W. Maddox conveyed an undivided one-half interest in said property to Faye Hanvey Maddox by deed recorded April 17, 1948 in said RMC Office in Deed Book 343 at page 370. Subsequently, Lanier W. Maddox died testate on May 14, 1965 devising by his Last Will and Testament the above described property to his wife, Faye Hanvey Maddox. The estate of Lanier W. Maddox is filed for record in the Probate Court for Greenville County in Apartment 915, File 16. Subsequently, Faye Hanvey Maddox conveyed the above described property unto Wilson C. Lee by deed recorded May 29, 1975 in said RMC Office in Deed Book 1019 at page 35.

The mortgagee's address is: PO Box 544, Travelers Rest, SC 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 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 said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.