

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 }

MAR 31 3 36 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

CO. S. C. MORTGAGE OF REAL ESTATE  
BOOK 1536 PAGE 745  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Stephen F. Bahan

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Co.

(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

Fifty Thousand and no/100 -----Dollars (\$ 50,000.00 ) due and payable

March 26, 1982

with interest thereon from June 26, 1981 at the rate of 18% per centum per annum, to be paid: with principal.

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 Mortgagee 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 on the east side of Saluda River and being a part of Tract 6 as shown upon a plat entitled Property of Cherry Investment Company dated February 17, 1938, and recorded in the RMC Office for Greenville County in Plat Book JJJ, at Page 181 and having, according to said plat and a more recent partial survey by Dalton & Neves Engineers, dated December, 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin on a 30 foot road at the corner of Tract 5 and running thence with the line of Tract 5, N. 52-10 W. 304.4 feet; thence N. 34-30 E. 322 feet; thence S. 85-30 W. 112.3 feet to a point on the line of Tract 4; thence with the line of Tract 4, S. 34-30 W. 252 feet; thence N. 52-10 W. 100 feet; thence W. 400 feet to an iron pin on the bank of Saluda River; thence with the meanders of Saluda River, S. 28-30 W. 164 feet; thence S. 6 W. 265 feet; thence in a southerly direction approximately 115 feet to a new iron pin; thence along a new line through Tract 6 as follows, N. 83-09 E. 423.5 feet, N. 69-09 E. 451 feet and N. 72-10 E. 113.8 feet to an old iron pin, the beginning corner.

This is the same property conveyed to the mortgagor by deed of Sandra S. Bahan dated May 14, 1979 and recorded on May 15, 1979 in Deed Book 1102, Page 527.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
STAMP  
TAX \$ 20.00

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.

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