COUNTY OF GREENVILLE ( = 00. S. C.

## MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS. Michael P.y. Allen

(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 Four Thousand Nine Hundred Ninety-seven and 52/100-----

in equal installments of principal and interest of One Hundred Thirty-eight and 82/100 (\$138.82) to commence on July 22, 1981, and continuing until fully paid, but not longer than June 22, 1984.

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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, burgained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgague, 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, County of Greenville, on the eastern side of Allen Road and being shown as a 3.9 acre tract of land on a plat entitled "Property of Ella Louise Allen," prepared by Williams & Plumblee, Inc., dated May 20, 1981, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Allen Road and running thence N. 11-16 W. 47.8 feet to a nail and cap in said Allen Road; thence turning and running with said road, N. 39-07 E. 291.0 feet to a nail and cap: thence still with said road, N. 29-09 E. 100.1 feet to a nail and cap; thence still with said road, N. 13-31 E. 92.3 feet to a nail and cap; thence N. 5-06 W. 104.3 feet to a nail and cap; thence N. 3-00 W. 90.4 feet to a nail and cap; thence running N. 7-48 E. 127.9 feet to a nail and cap; thence running N. 24-06 E. 99.8 feet to a nail and cap; thence turning and running with the line of property to be deeded to William F. Allen, S. 30-25 E. 588.2 feet to an iron pin; thence turning and running S. 58-50 W. 685.4 feet to an iron pin. the point and place of beginning.

THIS is the same property conveyed to the Mortgagor herein by deed of Ella Louise Allen on June 9, 1981 and recorded in the RMC Office for Greenville County at Book 1149, page 650.

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 usual household furniture, be considered a part of the real estate. Dattached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

1 The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in ree simple absolute, that it has good right and is lawfully authorized to self-convey or ensumber the same, and that the promises are free 2012, and of all hers and encumbrances except as provided herein. The Motivagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Morigagor and all persons whomsoever lawfully claiming the same or any part thereof.