MORTGÁGB OF REAL ESTATE -

UCC3249 Udct 2009

STATE OF SOUTH CAROLINA STATE

WHEREAS. David L. Daniel and Nancy G. Daniel

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

December 15, 1988

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 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 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, 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 southern side of a county road and the northern side of Tubbs: Mountain Road and shown and designated as Tract 2 and Tract 2-A on a plat prepared by W. R. williams, Jr., dated January 10, 1977, entitled Property of Paul Hunt, and having the following courses and distances:

BEGINNING at an iron pin in Tubbs Mountain Road at the joint front corner of this tract and Tract No. 1, and running thence with the joint line of said tract, N. 40-51 E. 328.3 feet to an iron pin in a county road; thence running along the center of said road, S. 81-01 E. 126.1 feet to an iron pin; running thence along the joint line of this tract and Tract No. 3, S. 9-01 W. 396.6 feet to an iron pin in the center of Tubbs Mountain Road; running thence along the center of said road, N. 67-35 W. 125 feet to a nail and cap; thence N. 61-22 W. 100 feet to a nail and cap; thence N. 47033 W. 100 feet to a nail and cap, the point and place of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of W. Glenn Hawkins dated April 22,1981 and recorded in the RMC Office for Greenville County at Deed Book 1160, Page 34 100 December 28,1981.

THE above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County.

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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 such 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 it is lawfully seized of the premises heireinabove 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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