

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GR 66-1615-002
Jul 12 12 14 PM '83
DONNIE S. TALLEASLEY
R.M.C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WALKER & WALKER
ATTORNEYS AT LAW
SUITE 2-B WILSON BLDG.
201 EAST NORTH ST.
GREENVILLE, S. C. 29601

WHEREAS, Thelma B. Holcombe (formerly Thelma B. Smith),
(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company, Post
Office Box 1329, Greenville, SC 29602

(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 and NO/100 -----Dollars (\$ 8,000.00) due and payable

according to the terms of the note executed herewith

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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, 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, lying on the western side of Sturtevant
Street, being shown and designated as Lot No. 143 on a plat of Section 1 of
Subdivision for Abney Mills, Brandon Plant, made by Dalton & Neves, Engineers,
dated February 1949, and recorded in the RMC Office for Greenville County,
South Carolina, in Plat Book QQ, Pages 56 through 59, reference to which is
hereby craved for the metes and bounds thereof.

Being the same property conveyed to Troy H. Smith and Thelma B. Smith by
Martha J. Durham by deed dated August 29, 1969, and recorded in Deed Book 874
at Page 609 on August 29, 1969. The said Troy H. Smith having died testate
and said property having been devised to the mortgagor by his Last Will and
Testament, as will more fully appear from the records contained in Apt.
1663, File 16 in the Probate Court for Greenville County.

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MORTGAGEE

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 hereinabove described in fee simple absolute, that it has good right and is
lawfully entitled 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 Mortgagee 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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