MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

GREFNY: TO ARL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Larry C. Wagner and April 5: Wagnercey

theremaker referred to as Morigigor) is well and imby makel-ted unto Southern Bank and Trust Company

theremalter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are to-corporated herein by reference, in the sum of Thirteen Thousand Ninety-Four and 46/100-------

______Dollars (\$ 13,094.46) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

NOTE: ADDRESS ARE A PROPERTY AND A PARTY.

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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 Mortgigor, 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 Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling and delivery of these presents, the receipt whereof is hereby authowiedged, has granted, bargained, sold and released, and by these presents does grant, bargain, self and release unto the Mortgagor, the Mortgagor'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 Saluda Township, containing 4.88 acres as shown on a plat entitled "Plat of Property of John Sartain" prepared by Terry T. Dill, R.S., dated October 26, 1975 and recorded in the RMC Office for Greenville County in Plat Book 6-Y at Page 5 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the common joint corner of the within property and property of Ford and Johnson at the northwestern corner of the within property and running thence with the Johnson line, N.47-19 E. 598.7 feet to an iron pin, joint corner of the within tract and property of Johnson and Brown: thence turning and running along the Brown line, S.43-00 E. 279 feet to an iron pin, joint corner with Brown; thence turning and running along property of Brown and through a dirt road leading to the within property, S.07-39 W.433 feet to an iron pin, joint common corner of the within property and that of Brown and Ford; thence turning and running along property of Pord, N.68-21 W. 615.3 feet to an iron pin, the point of beginning.

ALSO: ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Saluda Township, and having the following metes and bounds, to-wit:

BEGINNING on Joseph Johnson line at a stake; thence N.47-30 E. 250 feet to a stake on said line; thence S.35-12 E. 449 feet to a stake; thence S.04-30 W. 314 feet to a stake; thence S. 11 W. 252 feet to a stake, an old line; thence N. 68 W. 260 feet to a stake on said line; thence N.07-45 E. 453 feet to a stake; thence N. 43 W. 280 feet to the beginning corner, containing 5 acres, more or less.

TOGETHER with a right-of-way for ingress and egress from Center Road as contained in Right-of-Way Grant recorded in the RMC Office for Greenville County in Deed Book 1115 at Page 88 on November 6, 1979 and Deed Book 1145 at Page 269 on March 30, 1981.

! THIS is the same property as that conveyed to the Mortgagors herein by deed from Michael Salackstone and Sarah Blackstone recorded in the RMC Office for Greenville County in Deed Book ≥1145 at Page 267 on March 30, 1981.

THE mailing address for the Mortgagee herein is P. O. Box 544, Travelers Rest, S. C. 29690

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging to any way incident or appertaining, and all of the rents, usues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting futures now or hereafter attached, connected, or litted thereto in any manner; it being the intention of the parties hereto that all flatures 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 beirs, 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 is provided herein. The Mortgagor further covenants to warment and forever defend all and singular the said premises unto the Mortgagoe lorever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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