MORTCAGE OF REAL ESTATE

VOL 1679 FACE 761

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTCAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

WINSTON S. COX

thereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & 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 Eight Thousand Six Hundred Twenty-Two and 49/100-----

----- Dollars (\$ 8,622.49---) due and payable

in accordance with note of even date.

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 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, 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, Courty of

ALL that certain piece, parcel or lot of land, situate, lying and being in Greenville County, South Carolina, near Travelers Rest, located on the southeastern side of White Horse Road, and being shown and designated as Lot 7 on a plat of Property of Country Rebel Farm Homes dated April 22, 1977, revised October 20, 1978, by W. R. Williams, Jr., Engineer/Surveyor, and being recorded in the Greenville County R.M.C. Office in Plat Book 7A at Page 2, reference to said plat being made for a more particular metes and bounds description thereof.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is a portion of the same property conveyed to the Grantor by deed of Reba H. Hawkins recorded June 4, 1982 in the Greenville County R.H.C. Office in Deed Book 1168 at Page 75.

Address of Mortgagee: P. O. Box 544, Travelers Rest, South Carolina 29690

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COVINISSION
DOCUMENTARY
STAMP
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STATE OF SOUTH CAROLINA
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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 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 coverants that 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 lens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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