HORTONGE OF REAL ESTATE - TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAL

Roy M. Holder

(hereinafter referred to as Mertgager) is well said truly indebted unto Southern Bank and Trust Company

WHEREAS, the Merigager may hereafter become indebted to the said Morigages for such further sums as may be advanced to or for the Merigager's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mertgager, in consideration of the aforesaid debt, and in order to secure the payment thereef, and of any other and further sums for which the Mertgager may be indebted to the Mertgages at any time for advances made to or for his account, by the Mortgages, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgager in hand well and truly paid by the Mortgages at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has grantically before any payment the mortgages, and by these presents does grant, bargain, sell and release unto the Mortgages, its successors and assigns.

ALC 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, Chick Springs Township, on the south side of the Reservoir Road, being known as a portion of Tract No. 2, as shown on plat of property of S. L. Jones Estate, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book G, at page 233, and having, according to a more recent plat prepared for Gertrude Holder by C. C. Jones and Associates, Engineers, October 29, 1955, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Reservoir Road where it is intersected by an old road bed, and running thence with the center line of said old road bed, S. 21-45 W. 203.4 feet to an iron pin; thence continuing with said road bed, S. 6-30 W. 126.6 feet to an iron pin; thence S. 89-43 E. 151.7 feet to an iron pin; thence N. 10-28 E. 350 feet to an iron pin on the southern side of Reservoir Road; thence with said road, S. 71-26 W. 79.2 feet to an iron pin; thence continuing with said road, S. 85-54 W. 50.8 feet to the beginning corner; being a portion of the same property conveyed to the mortgagor and Gertrude H. Holder by Amy G. Hall by deed dated May 19, 1952 and recorded in the R.M.C. Office for Greenville County in Volume 456, at page 269, the said Gertrude H. Holder and Amy G. Hall having conveyed all their right, title and interest in the above described property by deed dated February 15, 1956 and recorded in the R.M.C. Office for Greenville County in Volume 545 at page 388.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 selzed 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 as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever tawfully claiming the same or any part thereof.