MORTGAGE OF REAL ESTATE ~~Wm. Parker Ellis, Attorney~~ Ashmore & Haas, Attorneys at Law, Justice Building, Greenville, S. C.

GREENVILLE CO. S. C.

BOOK 1206 PAGE 424

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

SEP 13 10 45 AM '71

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Evelyn L. McKinney

(hereinafter 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

Ten Thousand Eight Hundred Fifty-seven and 60/100---- Dollars ($10,857.60) due and payable in payments of $180.96 monthly for sixty (60) months, the first payment being due on October 15, 1971. (This includes interest at the rate of 12.50% per annum.)

~~xxxxxxxxxxxxxxxx~~ ~~xxxxxxxx~~ ~~xxxxxxxxxxxxxxxxxxxx~~:

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, City of Greenville, Gantt Township, shown and designated as Lot #3 of the property of O. C. Davis on a plat prepared by R. B. Bruce, R.L.S., said plat being dated February 24, 1959 and having, according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of U.S. Highway I-85, (formerly known as S.C. Highway 291) and running thence N. 8-07 W, 150 ft. to an iron pin; thence S 81-53 W, 85 ft. to an iron pin, said iron pin being the joint back corner with Lot #2; thence along the side of Lot #2, S 8-07 E, 150 ft. to an iron pin on the northern side of U.S Highway I-85, (formerly S. C. Highway 291); thence N 81-53 E, 85 ft. along the said highway to the beginning corner.

This property is recorded in the R.M.C. Office for Greenville County in Deed Book 675 at Page 78.

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 3/4 interest in 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.