COUNTY OF GREENVILLE

MORTGAGE.OF REAL ESTATE

MORTGAGEE'S ADDRESS:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Trade Street, Fountain Inn, S. C. 29644

WHEREAS,

Roberta A. Workman

(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 xterministry in the terms of which are incorporated herein by reference, in the sum of

-- Three Thousand One Hundred Fifty-one & 08/100--- Dollars 3,151.08) due and payable

in 36 equal, successive monthly installments of \$87.53 beginning March 22, 1977.

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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 Mortgagor, in consideration of the aforesaic 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 Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, near Fountain Inn, and shown as nine-tenths (.9) of an acre according to plat prepared by J. L. Montgomery, III, R.L.S., dated October 21, 1977, to be recorded in Plat Book 60, Page 39, R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point in or near the center of Bryson Drive, joint corner of property now or formerly of John C. Leake, Sr., and running thence N. 66-03 W., 530.48 feet to a point; thence N. 24-12 E., 77 feet to a point, joint corner with property now or formerly of Mary E. Leake; thence turning and running S. 64-47 E., 572.6 feet to a point in or near the center of said Bryson Drive; thence running along Bryson Drive, S. 56-17 W., 77 feet to a point in or near the center of said Bryson Drive, the point of beginning.

Being the same property conveyed to Roberta A. Workman by deed of Isabelle James, et al, dated November 19, 1978, to be recorded herewith in the R.M.C. Office for Greenville County.

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Together with all and singular rights, members, herditaments, and appurtenences 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 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 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 whomspever fawfully claiming the same or any part thereof.

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