MORTGAGE OF REAL ESTATE - BRISSEY, LATHAN, SMITH & BARBARE, P.A.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, CO. S. C. MORTGAGE OF REAL ESTATE 2001 1425 MGE 84

DONNIE S. TANKERSLEY

R.H.C.

WHEREAS,

Ruth B. King

(hereinaster referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

at the rate of \$242.92 per month beginning one month from date and continuing each and every month thereafter for a period of five years with interest due and payable as per note executed this 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 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, in Paris Mountain Township, near the City of Greenville, on the northwestern side of Kensington Road and being known and designated as Lot No. 70 of STRATFORD FOREST Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book KK at Page 89, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Kensington Road at the joint front corner of Lots Nos. 69 and 70 and running thence with the line of Lot No. 70, N.51-55 W. 220.4 feet to an iron pin in the rear line of Lot No. 81; thence with the rear line of Lot No. 81, N.44-39 E. 72.9 feet to an iron pin at the joint rear corner of Lots Nos. 80 and 81; thence with the rear line of Lot No. 80, N.27-59 E. 205.9 feet to an iron pin at the joint rear corner of Lots Nos. 70 and 71; thence with the line of Lot No. 71, S.57-40 E. 226.3 feet to an iron pin on the northwestern side of Kensington Road; thence with the northwestern side of said Road, S.27-31 W. 100 feet to an iron pin; thence continuing with the northwestern side of said Road, S.36-47 W. 200 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed from The Peoples National Bank of Greenville, S. C., as Agent for Furman University, etc. recorded in the RMC Office for Greenville County in Deed Book 587 at Page 155 on November 5, 1957.

THIS is a second mortgage lien subject to that certain first mortgage lien to Fidelity Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 978 at Page 224 on November 12, 1964, in the original amount of \$28,000.00 and having a present balance of \$10,200.00.

THE mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, South Carolina 29690.

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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 rich 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.

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The Mortgagor covenants that it is lawfully seized of the premises heireinabove described in the 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 lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

1328 W. 2