GREENVILLE.VV. S. V.

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PORNIE S. TANKERSLEY R.M.C.

MORTGAGE OF REAL ESTATE

30011420 PARTES

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, K. Stephen Rice and Mary Elizabeth Rice

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

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, at the southeastern intersection of Crestview Drive and Velma Road and being known and designated as Lot No. 80 on a plat of AVALON ESTATES Subdivision recorded in the RMC Office for Greenville County in Plat Book S at Page 89, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern intersection of Crestview Drive and Velma Road and running thence with the eastern side of Crestview Drive, S.07-07 E. 60 feet to an iron pin, joint front corner of Lots Nos. 80 and 81; thence with the joint line of said Lots, N.82-53 E. 198.7 feet to an iron pin; thence along the rear line of Lots Nos. 74 and 75, N.07-07 E. 60 feet to an iron pin on the southern side of Velma Road; thence with the southern side of Velma Road, S.82-53 W. 198.7 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Kenneth Q. Rice and Sarah M. Rice recorded in the RMC Office for Greenville County in Deed Book 1064 at Page 55 on September 2, 1977.

THE mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, S. C.

THIS is a second mortgage lien subject to that certain first mortgage given to First Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1202 at Page 639 in the original amount of \$13,000.00 and having a present balance of \$10,500.00.

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, sucressors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises heireinabove described in ree 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.

GREENVILLE OFFICE SUPPLY CO. INC.

4328 RV-21

A TOTAL PARTY