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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

SONNIE S. TANKERSLETY

R. M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Roger B. Carson and Leila O. Quick,

(hereinafter referred to as Mortgagor) is well and truly indebted un to Southern Bank and Trust Company, Fountain Inn. South Carolina,

\$117.98 on the 1st day of June 1978 and a like amount on the 1st day of each month thereafter for thirty-six (36) consecutive months.

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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 aforessic Sebt, 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 (\$1.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the seating 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 being shown as 2.56 acres on a plat of the North Portion of J. A. Thomason Estate prepared by J. L. Montgomery III dated May 1976 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Triangle Pine Road (Willie Road), joint corner with property of Kenneth S. & Peggy T. White, being 704.91 feet from the intersection of said road and Jenkins Bridge Road (also known as S. C. Hwy. 418), and running thence along said Triangle Pine Road, S. 00-03 B. 200 feet to an iron pin; thence S. 88-47 E. 553.92 feet to an iron pin; thence N. 4-17 B. 200 feet to an iron pin; thence N. 88-47 W. 562.5 feet to an iron pin, being the point of beginning.

This is the identical property conveyed to the mortgagors by deed of William Seaborn of even date and to be recorded in the R. M. C. Office for Greenville County prior to the recording of this mortgage.

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Together with all and singular rights, members, herditaments, and appurtecences 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 Mortgagor forever, from and against the Mortgagor and all persons whomsoever fawfully claiming the same or any part thereof.

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