LEATHERWOOD, WALKER, TOOD & MANN Mortgagee's Address: P. O. Box 1329, Greenville, S. C. 29602 MORTGAGE OF REAL ESTATE-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

SAMMIE BOWEN MCABEE MERSIET

thereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND 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

Ninety Six Thousand Nine and 00/100----- Dollars (\$ 96,009.00--- due and payable

in sixty (60) monthly installments of One Thousand Six Hundred and 15/100 Dollars (\$1,600.15)

in accordance with the terms of the note

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 Montage in ay he indebted to the Montage at any time for advances made to or for his account by the Montage, and also in consideration of the further sum of Three Dollars \$3.00) to the Montage 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, the Mortgagee's heirs, 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, on the North side of Butler Avenue being known as Lot D and the rear most portion of Lot B as shown by plat recorded in the R.M.C. Office for Greenville County in Plat Book C at Page 11, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the northern side of Butler Avenue at the joint front corner of Lots C and D and running thence with the joint line of said lots, N. 51 W. 120 feet to a point; thence N. 51 W. through Lot B 80 feet, more or less, to a point; thence S. 46-15 W. 38 feet, more or less, to a point; thence S. 36 E. 251.6 feet to a point on the northern side of Butler Avenue; thence with Butler Avenue, N. 17 E. 104 feet to the beginning corner.

BEING the same property conveyed to the Grantor herein by deed of Bill B. Bozeman, et al, said deed being dated November 1, 1971 and recorded in the R.M.C. Office for Greenville County in Deed Book 932 at Page 19.

ALSO: ALL that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the northwestern side of Timrod Way in the County of Greenville, State of South Carolina and being shown and designated as Lot No. 23 on a plat of Section II, Parkins Lake Development, dated October 22, 1962, prepared by R. K. Campbell, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book YY at Page 93 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Timrod Way at the joint front gorner of Lot 22 and 23 and running thence with Lot 22, N. 60 W. 185 feet to an iron pin at the joint rear corner of Lot 22 and 23; thence N. 30-11 E. 150 feet to an iron pin at the Foint rear corner of Lot 23 and 24; thence S. 60 E. 184.7 feet to an iron pin on the northwestern side of Timrod Way; thence with said Timrod Way, S. 30 W. 150 feet to the point of beginning.

BEING the same property conveyed to the Grantor herein by deed of Huguenin & Douglas, Enc., said deed being dated February 2, 1968 and recorded in the R.M.C. Office for Greenville County in Deed Book 837 at Page 190.

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 fixtures wand 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 is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right Hand 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.