MORTGAGE - INDIVIDUAL FORM - DILLARD & MITCHELL, P.A., GREENVILLE, S. C. Greenville, S.C. GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

SUL 3 4 41 PH TO ALL WHOM THESE PRESENTS MAY CONCERN: COUNTY OF GREENVILLE

VERNON E. SHUFORD S. TANKERSLEY

(hereinafter 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 FOUR THOUSAND, SIXTY ONE AND 40/100 ----

---- Dollars (\$ 4,061,40 ) due and payable as set forth in said 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 Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the scaling 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, its successors and assigns:

ALL those pieces, parcels or lots of land, with all buildings and improvements thereon, situate, lying and being on the northern side of Gethsemane Drive, in Greenville County, South Carolina, being known and designated as Lot No. 3 and the eastern one-half of Lot No. 4 as shown on a plat of Mustang Village made by Dalton & Neves, dated June 1967, recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book TTT, at page 1, and having according to a plat entitled Revision of Lots 3-4-5 Mustang Village made by Campbell & Clarkson, Surveyors, Inc. dated June 15, 1978, recorded in Plat Book 6P, page 6/, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Gethsemane Drive at the joint corner of Lots Nos. 2 and 3; and running thence along the common line of said lots, N. 21-37 E., 115 feet to an iron pin; thence along the common line of Lots Nos. 1 and 3, N. 36-01 E., 135.5 feet to an iron pin; thence N. 51-50 W., 100 feet to an iron pin at the joint rear corner of Lots Nos. 3, 4 and 6; thence along the common line of Lots Nos. 4 and 6, S. 65-42 W., 73.45 feet to an iron pin; thence along a new line through Lot No. 4, S. 21-22 W., 228.6 feet to an iron pin on the northern side of Gethsemane Drive in the front line of Lot No. 4; thence along the northern side of Gethsemane Drive, S. 72-51 E., 37.5 feet to an iron pin; thence continuing with the northern side of Gethsemane Drive, S. 71-13 E., 75 feet to an iron pin, the point of BEGINNING.

The above described property is the same conveyed to the mortgagor herein by deed of Dempsey Real Estate Co., Inc., to be recorded herewith.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 ugual household furniture, be considered a part of the real estate.  $\boldsymbol{\omega}$ 

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 bereinabove 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

NII) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so longas the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at (2) same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.