STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

RESTANTATION OF THE STATE OF THE

WHEREAS, JOEL A. SOUTHERLIN

(bereinister referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY, whose address is P. O. Box 1329, Greenville, S. C., 29602,

(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

Eight Thousand Seven Hundred Fifty-Two & 32/100-- Dollars (\$ 8,752.32 ) due and payable

in forty-eight (48) monthly installments of One Hundred Eighty-Two and 34/100 (\$182.34) Dollars each until paid in full, with interest included therein as stated in said note.

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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 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 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, 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 Greenville Township, north of Cedar Lane Road, on the east side of Eli Street, and being shown and designated as Lots 8 and 9 on a plat of the Property of Ellizzie Bramlett made by C.M. Furman, Civil Engineer, and recorded in the RMC Office for Greenville County, S.C., in Plat Book G, at Page 235, and having, according to said plat, the following metes and bounds, to-wit:

LOT #8: BEGINNING at a point on the east side of said Eli Street at the joint front corner of Lots 8 and 9, and running thence in a southeasterly direction along the line of Lot 9, 90.6 feet to a point on the line of property owned by Kay in December, 1969; thence S. 6-30 W. 52.5 feet along the line of the Kay property to a point; thence N. 79-50 W. 16 feet to a point, the rear corner of Lot 7 on said plat; thence N. 79-39 W. 71.4 feet along the rear of Lot 7 to a point on the east side of Eli Street; thence along the east side of Eli Street N. 3-10 E. 55 feet to the beginning point.

LOT \$9: BEGINNING at an iron pin on Eli Street at the joint corner of Lots 8 and 9 and running thence S. 79-39 E. 90.6 feet to an iron pin; thence N. 6-30 E. 52.5 feet to an iron pin at the joint corner of Lot 10; thence N. 79-39 W. 93.73 feet to an iron pin in the edge of Eli Street, joint corner of Lot 10; thence along Eli Street S. 3-10 W. 52.5 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of M. H. Raper and Marie O. Raper, dated March 21, 1972, and recorded in the RMC Office for Greenville County, S. C., in Deeds Book 939, at Page 79.

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

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