LAW OFFICES OF

, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

CREENVILE CO. S.C.

3COV 1511 PAGE 566

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

DONNIE S. TANKERSLEY
WHEREAS, Daniel C. Evatt

(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

Eight thousand seven hundred twenty four and 60/100---
Dollars (\$ 8,724.60) due and payable

according to the terms thereof, said note being incorporated herein by reference

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, the Mortgagee's heirs, successors and assigns:

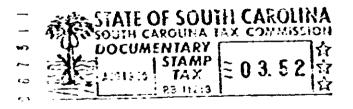
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, shown as 1/2 acre, more or less, on plat of property of J. N. Hodgens, made by William A. Hudson, dated August 9, 1905, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point S. 23-30 W. 105 feet from the corner of the main tract of land on the side of Renfrew Road, and running thence N. 80 W. 210 feet to a point; thence S. 21-30 W. 105 feet to a point; thence S. 80 E. 210 feet to a point in the center line of Renfrew Road; thence with the center of the road, N. 21-30 E. 105 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Charles H. Hodgens dated June 24, 1964 and recorded in the RMC Office for Greenville County in Deed Book 752 at page 54.

This is a second mortgage, junior in lien to that certain mortgage given by Daniel C. Evatt to Travelers Rest Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1180 at page 270 on February 8, 1971.

The mortgagee's address is: PO Box 544, Travelers Rest, SC 29690



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.

The Mortgagor covenants that is 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 lawfully claiming the same or any part thereof.

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