LAW OFFICES OF

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

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

FILED 00. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE 3 TANKERSLEY R.M.C

WHEREAS, Gladys C. Vernon

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

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 bereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Travelers Rest, on the east side of Geer Highway and being known and designated as a portion of Lot No. 1 of the property of Fannie E. Goodlett Estate, said property having the following metes and bounds, to-wit:

Beginning at a point on the east side of the Geer Highway corner of Paul Vernon lot, and running thence with his line N. 42-40 E. 115 feet to an iron pin on the intersecting corner of the Vernon Lot and the property formerly belonging to W. H. Vest; thence S. 47-20 E. 30 feet to an iron pin; thence S. 42-40 W. 115 feet to a point on the west side of Geer Highway; thence along the line of the said highway N. 47-20 W. 30 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of J. V. Bishop recorded in the RMC Office for Greenville County in Deed Book 1016 at page 324 on April 3, 1975.

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

COMMENTARY STANDS A S

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

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