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

GREEN - CO. S. C.

MORTGAGE OF REAL ESTATE

2 15 PH 18 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S KANKERSLEY R.M.C

WHEREAS, Avie P. Bishop

(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 Fifteen thousand eight hundred fifty three and 32/100---
Pollars (\$ 15,853.32) 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, self 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 on the southeastern side of Hart Street, near Travelers Rest, S. C., being shown and designated as the southernmost portion of Lot No. 7 and the southernmost triangular portion of Lot No. 9 on a plat of property of T. E. Hart by N. O. McDowell, Jr. dated July 22, 1946 recorded in the RMC Office for Greenville County in Plat Book P at page 61, being more recently shown on a plat made by T. T. Dill, Surveyor, May 12, 1950 and having according to the more recent plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Hart Street, joint front corner with property now or formerly of Pons, and running thence along the westerly side of Hart Street S. 36-15 E. 70 feet to an iron pin on the western side of Hart Street, joint corner with Lot 6; thence along the joint common line with Lot 6, S. 49-05 W. 154 feet to an iron pin, joint common rear corners with Lots & and 10; thence with the joint common line of Lot 10, N. 68-12 W. 76.4 feet to an iron pin on line of Lot 10, joint rear corner with Lot 9; thence through Lots 7 and 9 as the joint common line of the within described property and property now or formerly of Pons, N. 49-05 E. 193.4 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Thomas R. Bishop recorded in the RMC Office for Greenville County in Deed Book 1013 at page 156 on January 14, 1975.

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

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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.

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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.