LAW OFFICES OF

MORTGAGE OF REAL ESTATE

LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA GREEN, 200, 1534 FAR847

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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

WHEREAS, Grace B. Styles

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

(bereinafter 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

Seventeen thousand nine hundred forty five and 76/100---
Dollars (\$ 17,945.76) 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's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, hing and being in the State of South Carolina, County of Greenville, in Bates Township, being known and designated as Lot No. 40, as shown on plat of property of Ray Styles, known as "LeRoy Park", recorded in the RMC Office for Greenville County in Plat Book Y, page 63, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of Walnut Lane, joint corner of Lots Nos. 40 and 41, and running thence with the line of said lots S. 86-45 W. 180 feet to an iron pin; thence N. 3-15 W. 100 feet to iron pin; thence N. 86-45 E. 180 feet to iron pin on the west side of Walnut Lane; thence S. 3-15 E. 100 feet to the point of beginning.

This is the same property conveyed to Russell H. Styles by deed of G. Y. Styles dated August 11, 1956 recorded in the RMC Office for Greenville County in Deed Book 559 at page 363; subsequently, Russell H. Styles conveyed a one-half interest in said property to Grace B. Styles by deed dated August 15, 1961 and recorded in said RMC Office in Deed Book 680 at page 84. Russell H. Styles died testate on September 17, 1971 devising by his Last Will and Testament the above described property to Grace B. Styles. The estate of Russell H. Styles is filed for record in the Probate Court for Greenville County in Apartment 1196, File 21.

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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