GRENORTGAGE OF BEAL ESTATE

COUNTY OF GREENVILLE

12 36 PK '81

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. James L. Scivedge and Elsie B. Scivedge

thereinafter referred to as Mortgagor) is well and truly indebted unto. The Southern Bank and Trust Company

in twelve monthly installments of principal and interest of Seventy-one and 17/100 (\$71.17) Dollars, said interest being at an APR of 29.98% from May 8, 1981

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, being known and designated as Lots 30 and 31 on a plat of survey prepared by J. C. Hill recorded in the RMC Office for Greenville County at Plat Book QQ, page 113, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin corner of Lots No. 29 and running thence S. 66-15 W. 114.6 feet to iron pin, continuing 62.9 feet to iron pin, thence S. 52-20 W. 107.3 feet to iron pin, thence 87-10 E. 133.4 feet to iron pin, thence S. 87-10 E. 100. feet to iron pin, thence N. 5-40 E. 149.5 feet to the beginning corner.

THIS being the same property conveyed to the mortgagors herein by deed of W. N. Leslie, Inc., dated January 9, 1970 and recorded in the RMC Office for Greenville County at Deed Book 966, page 475.

THIS property is subject to all restrictions, easements, rights-of-way, or set back lines that may appear of record or by examination of the property above described.

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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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

O HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises heireinabove described ir 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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