WHEREAS. Huetta D. Suttles

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

October 8, 1988

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 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, in the Town of Travelers Rest being known as Lot 1 on plat of J. C. McCoy property, made by W. A. Hester dated January, 1937, and containing 0.45 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Ina Drive (Old McElhaney Road), and running thence S. 33-0 E. 200 feet to an iron pin; thence N. 45-0 E. 100 feet to an iron pin; thence N. 33-0 W. 200 feet to an iron pin; thence along said Drive S. 45-0 W. 100 feet to the point of beginning and being the same conveyed to Huetta Duncan and myself in Deed Book 878, page 2.

THIS property is subject to a right-of-way for road purposes executed to the County of Greenville in Deed Book 754, Page 501. This property is shown on the County Block Book System on Sheet-486, Block 1, Lot 1.

THIS being the same property conveyed to the Mortgagor herein by deed of Thomas M. Ivester dated July 9, 1980, and recorded in the RMC Office for Greenville County at Deed Book 1131, Page 43.

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.

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

OThe Mortgagor covenants that it is lawfully seized of the premises heireinabove 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 similar the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomseever lawfully claiming the same or any part thereof.

» کسو و د

4328 RV-2

SOFT PROPERTY AND ADMINISTRATION OF THE PARTY AND ADMINISTRATI