LAW OFFICES OF LATHAN, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

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MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE 1998 ARABRALL WHOM THESE PRESENTS MAY CONCERN:

AMOUNT FINANCED - \$9,161.75.

WHEREAS, Larry Wilburn Anderson

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

(hereinaster 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 Sixteen Thousand One Hundred Seventy-Five and 04/100----

----Dollars (\$ 16,175.04 ) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are 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 hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville.

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Catalina Drive and being known and designated as a part of Lots Nos. 31 and 32 on plat of W. A. Sanders, Paris Heights, recorded in the RMC Office for Greenville County in Plat Book S at Page 149, and having, according to a more recent plat entitled "Ernest A. & Celeste Burrell", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Catalina Drive, formerly Arlington Road which iron pin in situate 170 feet, more or less, east of Mountain Creek Road, and running thence N.17-30 W. 80 feet to an iron pin; thence N.72-30 E. 4 feet to an iron pin; thence N.14-38 W. 80.1 feet to an iron pin; thence N.72-30 E. 72 feet to an iron pin; thence S.17-30 E. 160 feet to an iron pin, which iron pin is situate 250 feet northeast of the intersection of Base Hospital Road, and running thence along the northern side of Catalina Drive, S.72-30 W. 80 feet to the point of beginning.

THIS is the same property as that conveyed to Larry Wilburn Anderson and Judy Ann Anderson by deed of Ernest A. Burrell recorded in the RMC Office for Greenville County in Deed Book 1023 at Page 510 on September 2, 1975. Judy Ann Anderson conveyed her one-half interest to Larry Wilburn Anderson by deed dated July 13, 1982 and recorded in the RMC Office for Greenville County of even date herewith.

THIS is a second mortgage subject to that certain first mortgage to Collateral Investment Company recorded in the RMC Office for Greenville County in Mortgage Book 1242 at Page 9 on July 2, 1972 in the original amount of \$15,000.00; said mortgage was assigned to Franklin Society Federal Savings and Loan Association by assignment recorded in said RMC Office in Mortgage Book 1247 at Page 184 on September 31, 1972.

THE mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, S. C. 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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