80. 1010 WESS

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, L.C. Bost by Lloyd C. Bost, Floyd P. Bost and Ned W. Bost, as Trustees under Trust Agreement dated August 14, 1968 (hereinafter referred to as Mortgagor) is well and truly indebted unto

The First National Bank of Shelby, North Carolina

(hereinaster reserred 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 Twenty Five Thousand and no/100 Dollars (\$ 25,000.00) due and payable

according to the terms of said note.

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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 accounts 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 scaling 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, its successors

"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 Gannt Township, being known and designated as a portion of the Old Pickett place located on the western side of the White Horse Road approximately five miles from Greenville County Courthouse and having, according to a plat made by C.C. Jones, Engineer on April 7, 1953, the following metes and bounds to wit:

BEGINNING at a point in the center of the White Horse Road at the joint corner of the property herein conveyed and the property of the Mount Pleasant Church and running thence along the line of property of the Mount Pleasant Church and S. 53-20 W. 201.9 feet to a stone and running thence S. 21-13 E. 161.6 feet to an iron pin; thence N. 64-57 E. 201.9 feet to a point in the center of the White Horse Road; thence along the center of the White Horse Road N. 25-03 W. 100 feet to a point; thence continuing with the center of the White Horse Road N. 27-06 W. 100 feet to the point of beginning, being the same property conveyed to L.C. Bost by deed of Annie Ruth S. Gregory dated April 15, 1953, recorded in Deed Book 476, Page 523, R.M.C. Office for Greenville County. Map reference 0383.00-01-008.00.

Also, all the right, title and interest of the Mortgagors in and to a right of way or easement to run a water line from a spring on the adjacent property conveyed to L.C. Bost in Deed Book 476, Page 523, R.M.C. Office.

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> Together with all and singular rights, members, heritaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it 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 encumbet 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 the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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