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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE DONKIE STILL COSLET MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLINTON BATY WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto NATIONAL BANK OF SOUTH CAROLINA. Post Office Box 1457, Columbia, South Carolina 29202,

(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

> Dollars (\$ 25,000.00) due and payable Plus interest

with interest thereon from

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at the rate of 14.00

per centum per annum, to be paid:

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 Mortgagor 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 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, 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, on the Southern side of Woodville Avenue in the City of Greenville, being the Western one-half (1/2) of Lot 114 as shown on Plat No. 3 of Overbrook Land Company made by R. E. Dalton in January, 1924, recorded in Plat Book "F" at Page 218 and described as follows:

BEGINNING at a stake on the Southern side of Woodville Avenue 495 feet East from Overbrook Road at corner of Lot 113 and running thence with the Southern side of said Avenue S. 80-40 E. 60 feet to a stake; thence S. 17-53 W. 121.7 feet to a stake in line of Lot 104; thence with the line of said lot N. 70-43 W. 70 feet to a stake at corner of Lot 113; thence with the line of said lot N. 24-27 E. 99.3 feet to the beginning corner.

This being the same property conveyed to Mortgagor by deed from T. H. Cromer dated October 21, 1950, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 423 at Page 75 on November 10, 1950.

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

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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 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 of any part thereof.