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vol 1645 and 90 MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert W. Simmons and Elizabeth G. Simmons

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company P. O. Box 1329

Greenville, SC 29602 (hereinafter 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 Fifteen Thousand and no/100-----_____Dollars (\$ 15,000.00) due and payable

according to the terms of a note executed of even date and incorporated herein by reference.

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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 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, 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.

ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and lying and being on the northern side of Keeler Mill Road and being shown as a 2 acre tract according to a plat of "Property of Robert W. and Elizabeth G. Simmons" by Terry T. Dill, Surveyor, said plat being dated February 1, 1977, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Keeler Mill Road at the corner of other property now or formerly belonging to Baxter M. Grant and running thence with the line of property now or formerly belonging to Baxter M. Grant, N. 29-38 W. 285 feet to an iron pin; thence N. 61-08 W. 162 feet to an iron pin; thence N. 01-40 E. 164 feet to an iron pin; thence N. 49-35 E. 100 feet to an iron pin; thence S. 85-00 E. 57 feet to an iron pin; thence S. 30-38 E. 125 feet to an iron pin; thence S. 11-55 E. 60 feet to an iron pin; thence S. 08-54 W. 80 feet to an iron pin; thence S. 44-30 E. 347 feet to an iron pin in the center of Keeler Mill Road; thence with the center of Keeler Mill Road S. 68-56 W. 111.3 feet to a point; thence still with the center of Keeler Mill Road S. 74-33 W. 60 feet to an iron pin, the point of beginning.

THIS is the same property conveyed by B. M. Grant and Vivian M. Grant in Deed Book 1052, page 298, March 8, 1977.

THE mortgagors herein do covenant and represent unto the said Mortgagee, its successors and assigns, that they are fully seized in fee of the property described above, and that the property is free from all encumbrances except a mortgage to Home Savings and Loan Association recorded in the RMC Office for Greenville County in REM Book 1394, Page 295 on HPRILII. 1977.

STAMP

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 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 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC. The Designation of the Contract of the Contrac

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