ADDRESS OF MORTGAGEE: P. O. Box 1329

Greenville, SC 29602

P.O. Box 1885 Greenville, S.C. 29602

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S.C.

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WHEREAS, Jimmy O. Degyife 4 38 PH 184

(hereinalter referred to as Mortgagor APNNIE Str. JAHNERSLEY Southern Bank & Trust Company R.M.C.

(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

in equal monthly installments of Four Thousand and No/100 (\$4,000.00) Dollars per month beginning December 15, 1984, and continuing each month thereafter until paid in full,

date with interest thereon from Company prime plus two.
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:

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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, located on the northeastern side of Woodruff Road and Batesville Road, and shown as 14.57 acres on a plat entitled, "Property of Jimmy O. Bayne," prepared by Robert Jordan, dated May 21, 1969, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-B at Page 53-A, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Woodruff Road at the joint corner of property now or formerly of Green and running thence with the Green line, N. 36-40 E. 936.8 feet to an iron pin; thence N. 16-25 E. 157.9 feet to an iron pin on the line of other property of R. C. Kendricks; thence with the common line of property now or formerly of R. C. Kendricks, N. 70-57 W. 1,011.5 feet to an iron pin on the eastern side of Batesville Road; thence along the side of said Road, S. 9-55 E. 1,141.9 feet to an iron pin near the intersection of Batesville Road and Woodruff Road; thence with the intersection of said roads, S. 44-45 E. 38.3 feet to an iron pin; thence along the northern side of the Woodruff Road, S. 57-50 E. 152.2 feet to an iron pin at the point of beginning.

LESS AND EXCEPT: ALL that piece, parcel or tract of land located and lying and being in the State of South Carolina, County of Greenville on the eastern side of Batesville Road, near its intersection with Woodruff Road, Highway 146 and having, according to a plat of property of Jimmy O. Bayne, made by C. O. Riddle, dated December, 1974, the following metes and bounds, to-wit:

(Description continued on attached page).

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 berein. 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.

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