VOL 1693 112231

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: GREENVILLE CO. S.C.

DEC 7 3 14 PM 184

WHEREAS. Holloway Builders, Inc. DONNIE S. JARKERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust P. O. Box 544, Travelers Rest, SC 29690

(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 Five Thousand Three Hundred Eighty-five and 99/100-----_____Dollars (\$5.385.99) due and payable

according to a note executed November 29, 1984 and 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 Mortgager 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 lot of land situate on the eastern side of Cheryle Drive in the County of Greenville, State of South Carolina, being shown as Lot 68 and the northern one-half part of Lot 69 on a plat of Palmetto Terrace Subdivision, dated July 1, 1958, prepared by J. Mac Richardson, recorded in Plat Book QQ at page 13 in the RMC Office, and also being shown on a plat of the property of James B. Arrowood dated April 3, 1974, prepared by Webb Surveying and Mapping Company, recorded in Plat Book 5E, Page 150, and having, according to said latter plat, the following metes and bounds, towit:

BEGINNING at an iron pin on the eastern side of Cheryle Drive at the joint front corner of Lot 67 and Lot 68 and running thence with Lot 67 S. 64-14 E. 140.1 feet to an iron pin at the joint rear corner of Lot 67 and 68; thence with Lot 68 S. 29-47 W. 105.4 feet to an iron pin; thence with a new line through Lot 69 N. 64-16 W. 132.55 feet to an iron pin on Cheryle Drive; thence with said drive N. 25-46 E. 105 feet to the point of beginning.

THIS is a portion of the property conveyed to the mortgagor herein by deed of James B. Arrowood, recorded on December 23, 1976, in Deed Book 1048, at Page 447 in the RMC Office for Greenville County.

THIS conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

THE Mortgagor herein does hereby covenant and represent unto the said Mortgagee, its successors and assigns, that they are fully seized in fee of the property except a mortgage to Travelers Rest Federal Savings and Loan (now Poinsett Federal Savings and Loan) recorded December 7, 1977, in the RMC Office for Greenville County in Mortgage Book 1403, at page 395 and having an original amount of \$18,400.00.

TATE OF SOUTH CAROLINA

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 Mostgagor 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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