GREENVILLE CO. S. C.

BOOK 1114 PAGE 459

STATE OF SOUTH CAROLINA JAN 15 9 24 AM 1969

COUNTY OF GREENVILLE

OLLIE FARNSWORTH R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, MAC V. PATTERSON, L. E. McNAIR, VERNON L. McCURRY, and CALHOUN H. TURNER

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTHERN BANK & TRUST COMPANY

(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 ----------

---SEVENTY-FIVE THOUSAND NINE HUNDRED FIFTY & NO/100 Dollars ($ 75,950.00) due and payable

as provided in the Note.

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid: As provided in the Note.

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, being situate at the northwestern corner of the intersection of U. S. Highway 29, now known as Wade Hampton Boulevard, and Wellington Avenue, and being shown on plat by R. E. Dalton dated August 1946 and having the following metes and bounds:

BEGINNING at an iron pin at the northwestern corner of the intersection of Wade Hampton Boulevard and Wellington Avenue, and running thence along the northern side of Wade Hampton Boulevard, S. 52-43 W. 83.3 feet to a point; N. 37-01 W. 10 feet to a point, and S. 52-43 W. 219.5 feet to an iron pin; thence leaving Wade Hampton Boulevard and running N. 74-05 W. 477 feet to an iron pin on the eastern side of Chick Springs Road; thence along the eastern side of Chick Springs Road, N. 37-42 W. 60 feet to an iron pin at the southeastern corner of Chick Springs Road and a county road; thence along the southern side of the county road, N. 46-23 E. 107.5 feet to an iron pin; N. 68-23 E. 100 feet to a point, N. 62-02 E. 300 feet to a point, and N. 52-44 E. 97 feet to an iron pin at the southwestern corner of the intersection of the county road and Wellington Avenue; thence along the western side of Wellington Avenue, S. 37-01 E. 387.5 feet to an iron pin, the point of beginning.

Mortgagors also mortgage to the Mortgagee all their right, title and interest in and to a county road referred to above lying on the northern side of the tract above described.

For source of title see Deed Book 764 at page 397 and Deed Book 504 at page 434, RMC Office for Greenville County.

The above described property is shown on the County Block Book as Lot 7 in Block 1 on Sheet 189.1

Mortgagee agrees to release from the lien of this Mortgage a portion or portions of the property upon Mortgagors' request(s) and payment(s) of a sum or sums of money which bear(s) reasonably the same relationship(s) to the debt balance prior to the release(s), as the value(s) of the portion(s) released bear(s) to the value of the property subject to the lien of this Mortgage prior to the release(s).

Together with all and singular rights, members, herditaments, 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 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 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

We release our Deed Book 885 page 144 and Deed Book 885 page 146 and the Lot Line Adjustment Book 880 page 411 shown to Greenville County & Point of Limits

PAID IN FULL & SATISFIED, this 26 day of Feb. 1970

Southern Bank and Trust Company
Greenville, South Carolina

Henry S. Sullivan II
asst. V. Pres.

By Wheeler M. Thackston V.P.

Witness Meta G. Stowe
Betty Huffman

SATISFIED AND CANCELLED OF RECORD
26 DAY OF Feb. 1970
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:22 O'CLOCK P. M. NO. 18893