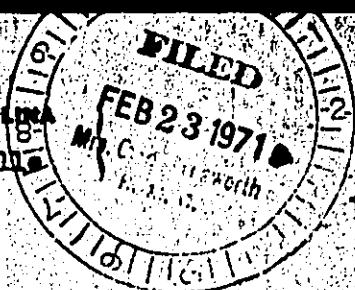


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1181 PAGE 475

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, George W. Bogard and Mary E. Bogard,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company,
Fountain Inn, S. 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 Three thousand four hundred seventy-four & no/100----

Dollars (\$ 3474.00) due and payable

as follows: \$57.90 on the first day of April, 1971 and \$57.90 on the first day of each succeeding month thereafter until paid in full (a total of 60 payments)

maturity

with interest thereon from ~~DATE~~ at the rate of 7 per centum per annum, to be paid: monthly

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 and on the West side of Craig Street in the Town of Fountain Inn, containing one (1) acre, more or less, with all improvements thereon, having the following metes and bounds, to-wit:

Beginning at a stone, formerly Thomas McGee corner, now Alberson, running thence S. 1-30 E. 104.28 feet to a stone, corner of Ridgeway property; thence N. 84-00 W. 418.44 feet to a stone; thence N. 1-30 W. 104.28 feet to a stone; thence S. 84.00 E. 418.44 feet to the beginning point, and bounded by lands now or formerly of McGee, Nelson, Ridgeway and Craig Street.

This being the same lot conveyed by Flora Nelson Templeton to Virginia T. Owings Campbell, Lala T. Wham, Guy Nell T. Taylor, James D. Templeton and John H. Templeton on October 12, 1960, by deed of record in the R. M. C. Office for Greenville County, S. C. in Deed Book 784 at Page 171, and conveyed to the Mortgagors herein by deed of the said Virginia T. Owings Campbell, et al.

Together with all and singular rights, members, hereditaments, 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.