CREENVILLE CO. S. C.

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HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, F.A., 307 PETTIGRU STREET, GREENVILLE, S. C

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

OLLIE FARNSWORTH R MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BRUCE E. ETRIS

(hereinaster 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 Three Thousand Eight Hundred Ninety-One and 96/100-----Dollars (\$3,891.96) due and payable in thirty-six (36) monthly installments of One Hundred Eight and 11/100 (\$108.11) Dollars, commencing on the 12 day of April , 1971, and on the same date of each successive month thereafter until paid in full. The aforesaid includes both principal and interest.

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 piece, parcel or tract of land in Oaklawn Township, Greenville County, State of South Carolina, being known and designated as Tract No. 1 on a plat of the property of Loritta Waldrop, Kate Waldrop Grant and Pearl Waldrop Grant, dated January, 1948 made by W. J. Riddle, Engineer, and being more particularly described thereon, to-wit:

BEGINNING at a point on the Reedy River, the joint corner of Tracts' 1 and 2; thence S. 52-00 W., 3,397 feet to a stake; thence N. 12-30 E., 940 feet to a post Oak; thence N. 42-50 E., 1,662.9 feet to an iron pin; thence N. 39-43 E., 516.8 feet to an iron pin; thence S., 42-19 E., 179.5 feet to an iron pin; thence N. 75-30 E., 457 feet to an iron pin; thence S. 37-22 E., 245 feet; thence S. 10 E., 100 feet; thence N. 67-0 E., 149 feet to a point on the Reedy River; thence S. 35-15 E., 184.5 feet to the beginning corner, containing 47.90 acres more or less.

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.