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Prepared by EDWARDS & MCPHERSON, Attorneys at Law MORTGAGE OF REAL ESTATE ELIZABETHIRIDBLE Green, S. C.

BOOK 1243 PAGE 603

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jimmie Lee Roberts and Billie L. Roberts

(hereinafter referred to as Mortgoger) is well and truly indebted unto Southern Bank & Trust Company

(hereinafter referred to as Mortgagos) as evidenced by the Mortgagos's promissory note of even data herewith, the terms of which are incorporated herein by reference, in the sum of One Thousand Three Hundred Twenty-two and Dollars (\$ 1,322.85 ) due and psyable in fifteen (15) equal monthly installments of \$88.19 each, commencing on the 1st day of September, 1972, and on the same date of each successive month thereafter until paid in full.

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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, tying and being in the State of South Carolina, County of Greenville, Highland Township, about two miles south of the Camp Creek Baptist Church and on Public Road leading to said Church and Pack's Mountain, and being a portion of a two acre tract, as shown on plat made for Leacy McMillian Patterson, dated June 6, 1969, by W. N. Willis, Engineers, and revised September 9, 1970, and having the following metes and bounds, to-wit:

BEGINNING at a point in center of said road (iron pin back at 10 feet), and running thence S. 19-30 E. 150 feet to a point; thence S. 65-10 W. 300 feet to a point; thence N. 19-30 W. 150 feet to an iron pin; thence N. 65-10 E. 300 feet to the point of beginning.

This is the northern one-half of two acre tract, as shown on above referred to plat, this being a portion of that property conveyed to grantor in Deed Book 875 at Page 57.

Together with all and singular rights, members, harditaments, 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 thereform, 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

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 Mortgages forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.