

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS **William L. Eckstein and Raja Eckstein**

hereinafter referred to as Mortgagor, is and have indebted unto **Southern Bank and 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 **Twenty Thousand Six Hundred and No/100ths**-----
-----Dollars (\$ 20,600.00) due and payable

September 21, 1973.

with interest thereon from _____ date _____ at the rate of **eight** per centum per annum, to be paid: **quarterly**

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 in Austin Township on the southwesterly side of Scuffletown Road and being a portion of a 33.4 acre tract as shown on a plat entitled "Survey for W. H. Alford", prepared by Carolina Engineering dated August 19, 1970, and recorded in the RMC Office for Greenville County in Plat Book UUU, at Page 193 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Jonesville Road and Scuffletown Road and running thence with the center of Jonesville Road S. 76-35 W. 370.3 feet to an iron pin at property now or formerly belonging to Ronnie Mauldin; thence with the line of property now or formerly belonging to Ronnie Mauldin, S. 26-28 E. 375 feet; thence still with line of property now or formerly belonging to Ronnie Mauldin, S. 74-47 W. 250 feet to an iron pin located at joint line of property now or formerly belonging to Richard Wooten and the grantors herein; thence with the line of property of Richard Wooten, S. 17-28 E. 972.9 feet to an iron pin; thence S. 39-30 E. 297 feet to a rock and stone at the corner of property now or formerly belonging to Vaughn and Simmons; thence with the line of property now or formerly belonging to Vaughn and Simmons, N. 71-34 E. 925.9 feet to an old iron pin located on the western side of Scuffletown Road; thence with the western side of Scuffletown Road, N. 35-59 W. 882.9 feet to an old iron pin; thence continuing with the western side of right of way of Scuffletown Road, N. 36-17 W. 389.3 feet to an old iron pin; thence still with Scuffletown Road, N. 30 W. 337.9 feet to a point located in the center of the Scuffletown Road; thence still with the Scuffletown Road, N. 18-16 W. 28.2 feet to an iron pin at the intersection of Jonesville Road and Scuffletown Road, the point of beginning.

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 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.