Mann, Foster, Richardson & FRAEF, ENVILLE GOW, Gleenville, S.C.

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STATE OF SOUTH CABOLINA EQ 20 2 44 PH '73

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE DOWNIE S. TANKERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Hewitt, Coleman & Associates, Inc. WHEREAS.

Southern Bank & Trust Company shereinafter referred to as Mortgagor) is well and truly indebted unto

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated berein by reference, in the sum of One Hundred Thirty Five Thousand and no/100ths------Dollars (\$ 135,000.00) due and psyable

\$1,251.50 on the first day of each and every month hereafter commencing October 1, 1973; payments to be applied first to interest, balance to principal; balance due September 1, 1998. Privilege is granted to prepay without penalty at any time.

with interest thereon from date at the rate of 7-1/2 per centum per annum, to be paid: monthly

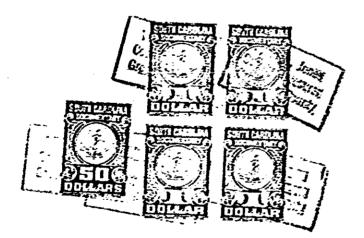
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgages for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Morigagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 lot of land situate, lying and being in Greenville County, South Carolina, containing .61 acres and having, according to a survey prepared by Carolina Engineering and Surveying Company, August 6, 1971, the following metes and bounds, to-wit:

BEGINNING at a point in the center of a creek on the southwesterly side of Highways 25 and 276, which point is 399.6 feet, S. 40-14 E. from the intersection of said highway and New Perry Road and running thence with said highway, S. 40-14 E. 120 feet to an iron pin; thence S. 46-13 W. 247.7 feet to an iron pin; thence N. 40-08 W. 97.1 feet to a point in the center of a creek; thence with the center of said creek, N. 40-50 E. 50 feet and N. 41-0 E. 200 feet to the point of beginning.





Together with all and singular rights, members, herditaments, and apportenences 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, pleasing, 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 Mortgague, its beles, successors and essigns, 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 precises are free and clear of all liess and encumbrances except as provided berein. The Mortgager further coverants 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced bereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants berein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall be ar interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property issued as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an account not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay held by the Mortgagee, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does all premisers therefor when doe; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does all premisers when doe; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does all premisers each insurance commany exponents to make payment for a loss directly to the Mortgagee. hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing co the Mortgage debt, whether doe or not.