

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Hoyt L. Walters

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly 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-Four Thousand Fifteen and 60/100----- DOLLARS (\$ 24,015.60--),
including interest thereon from date at the rate of nine per centum per annum, said principal and interest to be repaid: in 144 equal installments of Two Hundred and 13/100 (\$200.13) Dollars, beginning July 1, 1974, and continuing on the first day of each month thereafter until paid in full.



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, near the Village of Travelers Rest, containing 5.62 acres, according to survey and plat made by Terry T. Dill in February, 1954. The said tract of land here conveyed was a portion of that conveyed to A. L. Henderson by J. E. Thackston and is described as follows: BEGINNING at an iron pin on the northeastern side of a county highway on line of property of Roland McCreary and running thence along McCreary line, N. 40 W. 425.4 feet to an iron pin on the L. H. Tankersley subdivision; thence along the Tankersley line, S. 60-38 W. 452 feet to an iron pin on the western side of a proposed 40 foot road; thence, S. 30-07 E. 200 feet to corner; thence, S. 32-07 E. 100 feet to corner; thence, S. 36-07 E. 100 feet to corner; thence, S. 40-07 E. 100 feet to corner; thence, S. 43-36 E. 91 feet to an iron pin on the northwestern side of the county highway; thence along the edge of said highway, N. 40-56 E. 498 feet to the beginning corner. LESS HOWEVER, that portion of the above-described property conveyed by the following deeds: Deed Book 946, at Page 274; Deed Book 847, at Page 314; Deed Book 904, at Page 292; Deed Book 619, at Page 414; and Deed Book 566, at Page 03. LESS ALSO that portion of the above-described property described in the following mortgages: Mortgage of Hoyt L. Walters to Travelers Rest Federal Savings and Loan Association as recorded in REM Book 1168, at Page 161, and mortgage of Hoyt L. Walters to Fidelity Federal Savings and Loan Association as recorded in REM Book 1104, at Page 579.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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