

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GEORGE ROSE MORGAN, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY, AS EXECUTOR AND TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF GEORGE ROSE MORGAN

(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 Ten Thousand and No/100-----

----- Dollars (\$ 10,000.00) due and payable

on demand

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

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, containing 1.10 acres, more or less, on or near the southern side of Saluda Lake Road as shown on a plat of property of George Rose Morgan, Jr., prepared by Gould & Associates, August 23, 1978, and recorded in the R.M.C. Office for Greenville County in Plat Book _____, Page _____ and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at a point on or near the southern side of Saluda Lake Road at the joint front corner of the 1.10 acre tract and Morgan property and running thence along a line on or near Saluda Lake Road N. 79-31 E., 52.6 feet to a new iron pin; thence continuing along the line on or near Saluda Lake Road N. 74-52 E., 216.6 feet to an old iron pin; thence running S. 89-24 E., 23.6 feet to an old iron pin; thence running S. 34-35 E., 79.3 feet to an old iron pin at the rear of the 1.10 acre tract; thence along the rear of the 1.10 acre tract S. 59-35 W., 277.0 feet to an old iron pin; thence following the meanders of Saluda Lake S. 67-45 W., 197.0 feet to a point in Saluda Lake; thence running N. 23-02 E., 33 feet to a new iron pin; thence running N. 23-02 E., 199.8 feet to a new iron pin, being the point of beginning.

This is the same property conveyed to the mortgagor by deed of Southern Bank & Trust Company as Executor and Trustee under the Last Will and Testament of George Rose Morgan, recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA COMMISSION
DOCUMENTARY
TAX \$4.00

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 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.

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