

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

SEP 23 4 01 PM '80

Mortgagee's Address:  
204 Trade Street  
Fountain Inn, SC 29614

MORTGAGE OF REAL ESTATE

DONNIE STANFORD STANLEY  
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1517 PAGE 239

WHEREAS, SMITH & BROOKS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST CO.

(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 Sixty Five Thousand and No/100 -----  
-----Dollars (\$ 65,000.00) due and payable

in accordance with the Promissory Note executed this date.

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid

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 the town of Fountain Inn, more particularly described as follows:

BEGINNING at a stone, now or formerly of J.W. Shells corner and running with Shell line N. 52 3/4 E., 4.02 to a stone on Weston Street; thence with Weston Street S. 37 1/4 E. 3.11 to a stone on Knight Street; thence with Knight Street S. 39 W. 4.15 to a stone on Main Street; thence along Main Street, N. 37 1/4 W., 4.11 to the beginning corner and containing 1.45 acres more or less.

ALSO, all that other piece, parcel or lot of land situate in the Town of Fountain Inn, County of Greenville, State of South Carolina, beginning at a point on Main Street, corner of lot formerly of Fountain Inn Oil Mill Company and running N. 52 1/2 E. 260 feet to Weston Street; thence with the line of Weston Street N. 37 1/2 W. 90 feet; thence S. 52 1/2 W. 260 feet to Main Street; thence with the line of Main Street, S. 37 1/2 E. 90 feet to the point of beginning.

THIS is the same property deeded to Rabb & Smith, Inc. by Stuart White Rabb and Walter Harold Smith by deed recorded 9/4/46, in Deed book 298 at page 229. Rabb & Smith, Inc. had a name change to Smith & Brooks Inc. as may be found by reference to Deed book 490 at page 100 recorded in the R.M.C. Office for Greenville County on December 7, 1953.

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
20.00  
23 11 218

Together with all and singular rights, members, hereditaments, 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 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.

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