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BOOK 1110 PAGE 79

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OLLIE F. B. SMITH
R. M. C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we Donald G. Preston and Virginia Preston

(hereinafter referred to as 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 Five Thousand and no/100-----Dollars (\$ 25,000.00) due and payable in equal monthly installments of \$489.20 each beginning one month from date hereof and on this day each month thereafter until paid in full, with the right to fully anticipate all or any part hereof without penalty.

with interest thereon from date at the rate of 6 1/2% 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, Butler Township on the south west side of Laurens Road and having, according to a Plat made by Charles E. Webb, September 19, 1967, and recorded in the RMC office for Greenville County in Plat Book ZZZ, Page 87, the following metes and bounds, to wit:

BEGINNING at a point on the south west side of Laurens Road approximately 175 feet from Henderson Road and running thence S. 59-05 W. 342.9 feet to point; thence N. 41-37 W. 35.3 feet to a point; thence S. 16-41 E. 225 feet to a point; thence S. 60-19 W. 20 feet to a point; thence N. 20-39 W. 316 feet to a point; thence N. 65-00 E. 368.5 feet to a point on the south western side of Laurens Road; thence along Laurens Road S. 32-09 E. 90 feet to a point of beginning.

This property was conveyed to the Mortgagor by deeds recorded in the RMC office for Greenville County, in Deed Book 83, page 301; Deed Book 823, page 312; and Deed Book 829, page 297.

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

SATISFIED AND CANCELLED OF RECORD

18th DAY OF Sept. 1984

Donnie S. Tankersley

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 12 O'CLOCK P. M. NO. 8663

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 86 PAGE 1673