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GREENVILLE CO. S. C.

BOOK 1152 PAGE 323

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

APR 13 9 52 AM '70
OLLIE FARNSWORTH
R. H. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
James Arthur Southerlin and
Hermie Southerlin

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

WHEREAS, the Mortgagor, is well and truly indebted unto Bank of Travelers Rest

(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

Two Thousand Five Hundred and No/100-----DOLLARS (\$2,500.00),
with interest thereon from date at the rate of eight per centum per annum; said principal and interest to be repaid:

\$75.00 per month beginning on May 8, 1970 until paid in full with
interest at the rate of eight per cent repaid semi-annually in advance.

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, Saluda Township,

BEGINNING at an iron pin at the forks of Terry Creek Road and Beaver Dam Road and running thence along said Beaver Dam Road N. 40-30 W. 354 feet to an iron pin; thence, continuing along said Beaver Dam Road, N. 57-45 W. 164 feet to an iron pin; thence continuing along said Beaver Dam Road, N. 29-30 W. 129 feet to an iron pin; thence N. 66 E. 163 feet to an iron pin; thence continuing along said road S. 18 E. 214 feet to the beginning corner.

This is shown as tract #1 on plat made by H. T. Corn on July 19, 1951 and contains 2-02 acres more or less.

This is the same property conveyed to the mortgagors by deed recorded in Deed Book 885 at Page 169 in the RMC Office for Greenville County.

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.

(Continued on next page)