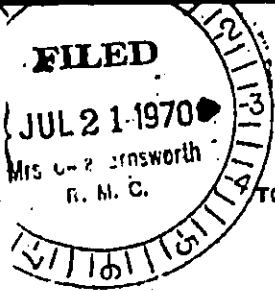


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1161 PAGE 157

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Bayluss, Farrell Martin

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank and Trust Company, Piedmont, S. C.

(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

One thousand one hundred thirty - four and no/100 - Dollars (\$ 1,134.00) due and payable in eighteen (18) monthly installments of \$63.00 each, the first of said installments being due and payable on August 22, 1970 and a like sum on the corresponding day of each and every calendar month thereafter until the whole of said debt is paid in full.

with interest thereon from date at the rate of 7 per centum per annum, to be paid: 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, near Piedmont, on the northern side of a county road, designated as Lots 7 and 8 on a plat of J. C. Cox property prepared by John C. Smith, R. L. S., on May 29, 1964, and having the following courses and distances to - wit :

BEGINNING at an iron pin on the northern side of said road at the joint corner with property of the Golden Grove Baptist Church, and running thence along the church line N. 24-50 E. 141 feet to an iron pin ; thence N. 89-05 W. 157 feet to an iron pin ; thence N. 01-50 W. 67 feet to an iron pin ; thence N. 72-30 W. 99.3 feet to an iron pin ; thence along the line of Lot No. 6 S. 21-49 W. 142.8 feet to an iron pin on said road ; thence to the center of said road ; thence S. 67-30 E. 125 feet along said road to an iron pin at the joint corner of Lots No. 7 and 8 ; thence S. 70-30 E. 140 feet to the point of beginning .

This being the same property conveyed to Lowell E. Holt and Nancy P. Holt by J. C. Cox, Jr., by a deed recorded in the R. M. C. Office for Greenville County in Deed Book 825 at Page 641 . This conveyance is made subject to any and all restrictions or easements that may appear of record on the recorded plat (s) or on the premises .

This being the same property conveyed to Bayluss Farrell Martin by a deed recorded in the R. M. C. Office for Greenville County in Book 875 of Deeds, page 454 .

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.

*For Satisfaction to this
Mortgage see R. E. M.
Book 1185 page 162.*

SATISFIED AND CANCELLED OF RECORD
30th DAY OF March 1971
Ollie Jarnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:55 O'CLOCK P. M. NO. 22641.