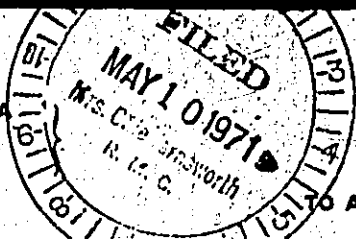


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1180 PAGE 95

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Willie James Black and Mamie Y. Black of Greenville County

WHEREAS, We, Willie James and Mamie W. Black

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Co, Box 8, Williamston, 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

Thirty-one hundred eighty-four & 80/100- - - - - Dollars (\$ 3184.80) due and payable in 60 monthly installments of \$53.08 each beginning June 1, 1971

with interest thereon from date at the rate of 7 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, in Oaklawn Township, approximately 2 miles West of Fork Shoals Road, containing 11.56 acres, more or less, and being more particularly described according to plat of John C. Smith, Surveyor, dated Dec. 16, 1963, as follows: to-wit: BEGINNING at an iron pin at dirt road, the Westernmost corner of the tract herein described, thence North 44-43 East 284.7 feet to iron pin (old); thence North 41-58 East 128.2 feet to iron pin (old); thence North 46-00 East 258.9 feet to a poplar at branch; thence with branch, the line, the traverse line, South 61-18 East 101 feet; thence South 43-32 East 520 feet; thence South 16-02 East 195 feet; thence South 02-37 East 300 feet to a point; thence from iron pin at branch, North 65-47 West 1, 287 feet to the point of beginning at dirt road.

This being that same lot of land conveyed to me by Joe Black and Mamie Black by their deed dated Dec. 20, 1963, and being duly recorded in the Office of the RMC for Greenville County in Deed Book 738, page 540.

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.