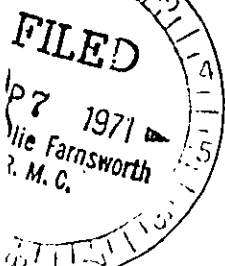


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1205 PAGE 459

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, John W. Wheeler, III and Patricia H. Wheeler

(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

Three Thousand Nine Hundred and 00/100 Dollars (\$ 3,900.00) due and payable

in sixty (60) monthly installments of Sixty-Five (\$65.00) Dollars, each, principal and interest, commencing on October 15, 1971, and thereafter on the first day of each and every succeeding month until principal and interest are paid in full

with interest thereon from date at the rate of 6% per centum per annum, to be paid: monthly with principal

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, being shown and designated as Lot 18 on plat of Oakway Subdivision, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book JJJ, at page 107 and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the Northwesterly side of Fillery Drive, joint front corner of Lots 17 and 18 and running thence with the joint line of said lots North 70-52 West 351 feet to an iron pin; running thence North 37-44 East 266.6 feet to iron pin; running thence North 61-47 East 80 feet to iron pin at joint corner of Lots 18 and 19; running thence with joint line of said lots South 48-51 East 248.5 feet to an iron pin on the Northeasterly side of Fillery Drive; running thence with the Northeasterly side of said Drive South 30-06 West 130 feet to a point; thence continuing with the Northeasterly side of said Drive South 15-29 West 90 feet to the point of BEGINNING; this being the identical property conveyed to John W. Wheeler, III and Patricia H. Wheeler by C. R. Laemmel by deed of even date, to be recorded."

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.