

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, JERRY W. BOYCE AND PATRICIA A. BOYCE

(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 SEVENTEEN THOUSAND SIX HUNDRED THIRTY EIGHT AND 80/100 Dollars \$ 17,638.80 due and payable

at the rate of One Hundred Forty Six and 33/100 (146.33) per month, with the first payment being due on the 22nd day of April 1975, and each month thereafter until principal and interest have been paid in full for a total of 120 months.

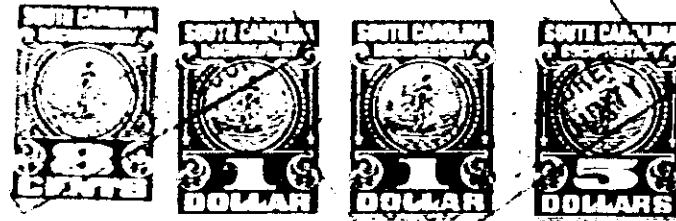
with interest thereon from date at the rate of _____ per centum per annum, to be paid:

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, Dunklin Township, on the southern side of Chastain Road, containing 4.28 acres, more or less, according to a plat entitled "Property of C. F. Smith, Sr.," dated Aug. 14, 1973, prepared by Campbell & Clarkson, Surveyors, recorded in the RMC Office for Greenville County, S.C. in Plat Book 50 at page 47 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point approximately 331.5 feet east of the intersection of Chastain Road and Oak Hill Drive (formerly Holiday Bridge Road); thence down Chastain Road, N. 66-31 E., 58.6 feet to an iron pin; thence continuing with Chastain Road, N. 75-47 E., 391 feet to a point; thence still continuing with Chastain Road, N. 63-27 E., 101.6 feet to an iron pin; thence with property now or formerly of John D. Huff, S. 21-20 E., 307.73 feet to an iron pin; thence with line of property now or formerly of Douglas Mosely, S. 72-55 W., 627.5 feet to an iron pin; thence with line of property now or formerly of Davenport, N. 12-37 W., 309.96 feet to the point of beginning.



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.

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