

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PAUL S. STAMERLEY
NOTARY PUBLIC

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

WHEREAS, ROBERT L. PACE AND SUSAN M PACE

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST
TRAVELERS REST, SOUTH CAROLINA

(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

TEN THOUSAND AND NO/100----- Dollars (\$ 10,000.00) due and payable
In equal monthly installments of One Hundred Sixty and 90/100 (\$160.90)
Dollars beginning on January 4, 1975, and continuing on the first day of
each month until paid in full.

with interest thereon from November 20, 1975; the rate of Nine (9) per centum per annum, to be paid: As set out above.

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:

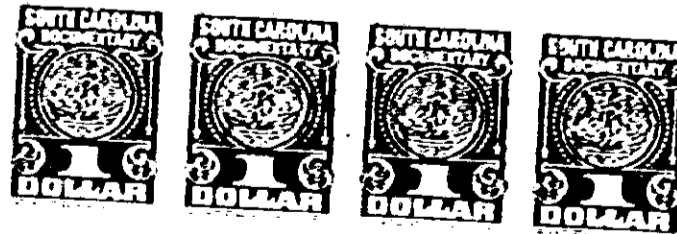
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL that piece, parcel or lot of land lying situate and being on the southern side of Trammell Road near Marietta, S. C. in State of South Carolina, County of Greenville. This property being more completely described according to plat and survey made by Terry T. Dill, Reg. C.E. & L. S. No. 104 dated June 5, 1973 with the following metes and bounds, to-wit:

BEGINNING on a point in center of county road (Trammell Road) approximately 4/10 of a mile northwest of Tally Bridge Road and running thence S. 37-20 W. 240 ft. to iron pin; thence S. 17-39 W. 270.6 ft. to iron pin; thence S. 26-53 W. 500.0 ft. to iron pin; thence N. 77-36 W. 697.0 ft. to iron pin; thence N. 28-40 E. 561.0 ft. to iron pin; thence N. 21-41 E. 207.0 ft. to iron pin; thence S. 45-09 E. 158.0 ft. to iron pin; thence N. 39-36 E. 312.0 ft. to iron pin; thence S. 50-45 E. 208.0 ft. to iron pin; thence N. 39-13 E. 270.0 ft to a point in center of county road (Trammell Road); thence with center of road S. 45-00 E. 206.0 ft. to the beginning corner, Containing 13.7 acres, more or less.

Included with conveyance of this property is water rights to use water from a well located on other properties now owned by the grantors.

"Note and Mortgage due and payable in full at any change in ownership."



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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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