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MORTGAGE OF REAL ESTATE, Office of DONNIE S. TANKERSLEY, Attorneys at Law, Greenville, S. C.

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1370 PAGE 247

STATE OF SOUTH CAROLINA,
County of Greenville

To All Whom These Presents May Concern:

WHEREAS, We, Steve I. Biroczky and Elizabeth B. Biroczky

hereinafter called the mortgagor(s), is (are) well and truly indebted to Southern Bank and Trust Company, hereinafter called the mortgagee(s).

in the full and just sum of Twenty Thousand and No/100 (\$20,000.00)

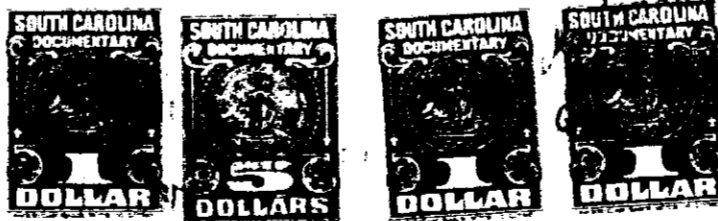
Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows: as stated in said note

with interest from at the rate of per centum per annum until paid; interest to be computed and paid and if unpaid when due to bear interest at the same rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by an attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said mortgagee(s) the following described real property:

ALL that piece, parcel or lot of land situate, lying and being at the intersection of Fork Shoals Road and a county road and shown as Lots Nos. 1, 2 and 3 on a plat of property of Greenville County Schools prepared by Carolina Engineering & Surveying Co., revised August, 1970, and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Fork Shoals Road with a county road and running thence with the center of said county road N. 83-07 E., 382.7 feet to an iron pin in the line of property now or formerly of the James Estate; running thence with that line S. 32-0 E., 320.8 feet to an iron pin; running thence S. 5-45 E., 118 feet to an iron pin; running thence S. 79-56 W., 320.9 feet to an iron pin on the eastern side of the Fork Shoals Road; running thence with the eastern side of said road N. 31-33 W., 469.5 feet to an iron pin, point of beginning.



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