

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S.C. FILED 1385 PAGE 655
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

21 10 08 PM '75
DONNIE S. TANPERSLEY
R.M.C.

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

WHEREAS, DANA C. DUNSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST CO., its successors and assigns,

(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

Eleven Thousand One Hundred Fifty and 00/100-----Dollars (\$ 11,150.00----due and payable one year from date,

with interest thereon from date at the rate of 8 1/2 per centum per annum, to be paid quarterly

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:

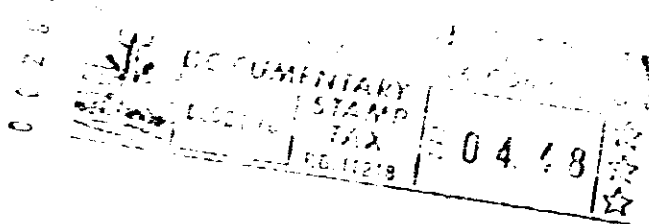
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, the Mortgagee's heirs, 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, on the east side of Faris Circle, and being known and designated as Lot No. 97 of Forest Heights Sub-division, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book P at Page 71 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Faris Circle at the joint front corner of Lots 97 and 98 and running thence with Lot 98 N. 77-53 E. 225 feet to an iron pin at the joint rear corner of Lots 97 and 98; thence S. 26-55 E. 215.2 feet to an iron pin at the joint rear corner of Lots 93 and 97; thence with Lot 93 N. 86-19 W. 340 feet to an iron pin on the east side of Faris Circle; thence with said Circle N. 4-24 E. 50 feet to an iron pin; thence still with said Circle N. 5-21 W. 76 feet to an iron pin, the point of beginning.

BEING the same property conveyed to the Mortgagor herein by deed of Walter S. Griffin, said deed being dated of even date.

250 M



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.

LEATHERWOOD, WALKER, TODD & MANN

06551

4328 RV-21