STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

SOURCE SOURCESTE ALL WHOM THESE PRESENTS MAY CONCERN:
R.H.C.

WHEREAS,

MARCUS L. FAGAN AND SHARON E. FAGAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & 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

TEN THOUSAND ONE HUNDRED TWENTY FIVE AND NO/100 ----- Dollars (\$ 10, 125.00) due and payable

in sixty (60) equal monthly payments of One Hundred Sixty Eight and 75/100 (\$168.75) Dollars, beginning February 15, 1977 and continuing on the 15th day of each month thereafter until paid in full

with interest thereon from

date

at the rate of

per centum per annum, to be paid: monthly,

included in monthly payments

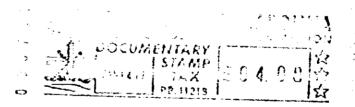
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, Highland Township, known and designated as Lot 2 on plat of Cherokee Estates, by Wolfe & Huskey, Inc. revised November 2, 1976, recorded in Plat Book $5-\chi$ at Page of the RMC Office for Greenville County, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point at corner of Lots Nos. 2 and 1 and running thence with line of Lot No. 1, S. 00-23 E., 934.6 feet; thence S. 80-50 W., 321 feet; thence N. 02-15 E., 1051.9 feet to a point in lake; thence S. 76-56 E., 289.2 feet to the point of beginning, containing 6.84 acres, more or less.

This is the same property conveyed to the mortgagors by Deed of Becky-Don, Inc., recorded in the RMC Office for Greenville County on January 14, 1977 in Deed Book $\underline{1049}$ at Page $\underline{184}$.



Mortgagee's address:

P.O. Box 1329

Greenville, S.C. 29602

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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