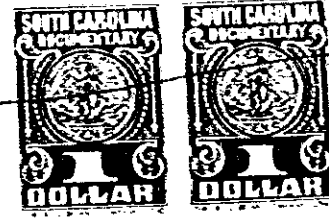


P. C. Price & Poag, Attorneys at Law, Greenville, S. C. GREENVILLE CO. S. C.

APR 1977 REG 834

MORTGAGE OF REAL ESTATE—Offices of Price & Poag, Attorneys at Law, Greenville, S. C.

APR 5 3 13 PM '77
DONNIE S. TANKERSLEY
R.M.C.



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: J. B. MCKITTRICK

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK & TRUST CO.

(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

FOUR THOUSAND NINE HUNDRED THIRTY-TWO AND 72/100 DOLLARS (\$4,932.72),

due and payable

in 36 consecutive monthly payments of \$137.02 each beginning May 1, 1977 and continuing on the first day of each and every month until paid in full; payments to be applied first to interest which has been added in the principle above and then to principle.

with interest thereon from date at the rate of SEVEN (7%) per centum per annum, to be paid as stated 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, lying and being on Cedar Fall Rd. and having, according to a plat and survey made for J. B. McKittrick by Carolina Surveying Co. March 7, 1977 the following metes and bounds to wit:

BEGINNING in the center of Cedar Fall Rd. and running thence with the center of such road S. 54-30 W. 84.4 ft. to a point in the center of said road; thence leaving said road and running through an old iron pin near the edge of such road N. 34-10 W. 245.3 ft. to an old iron pin; thence N. 34-10 W. 100 ft. to a new iron pin N. 54-30 E. 284 ft. to an iron pin; thence with the joint line of property of Frank J. and Jimmy R. Sims S. 4-28 E. 402.8 ft. to a nail and cap in the center of Cedar Fall Rd., the point of beginning, containing 1.45 acres more or less.

The above described property is conveyed subject to any and all easements or rights of way appearing of record on the plat referred to, which is to be recorded herewith, and as may be shown on the property.

The above property is the same conveyed to the Mortgagor by Deed of Frank J. and Jimmy R. Sims to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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