MORTGAGE OF REAL ESTATE - Law Offices of Thomas C. Brissey, P. A.,

GREENVILLE CO. S. C.

5381.1401 MSE 610

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE ELITHE 5. TANASHELEY ALL WHOM THESE PRESENTS MAY CONCERN:

Billy Earl Addison and Annie Addison WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and 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 Five Thousand Nine Hundred Sixty-Four and 60/100---------- Dollars (\$ 5,964.60

according to the terms thereof said note being incorporated herein by reference.

WHEREAS, the Mortgagor may be reafter 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:

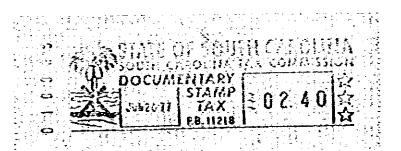
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the western side of Webster Street, being known and designated as Lot No. 12, Block G and recorded in the R. M. C. Office for Greenville County in Plat Book "K," at Pages 63, 64, and 65, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Webster Street, joint front corner of Lots Nos. 12 and 13 and running thence along the common line of said Lots N. 53-49 W. 137 feet to an iron pin; thence along the rear line of Lot No. 12 S. 16-27 W. 48.75 feet to an iron pin, joint rear corner of Lots Nos. 11 and 12; thence along the common line of said Lots, S. 68-15 E. 111.65 feet to an iron pin on the northwestern side of Webster Street; thence along said Street N. 32-18 E. 65 feet to an iron pin, the point of beginning.

This is the same property as that conveyed to the Hortgagor by deed from Motor Contract Company of Greenville, Inc. dated April 29, 1967, and recorded in the R. M. C. Office for Greenville County in Deed Book 819 at Page 22 on May 3, 1967.

The mailing address of the Mortgagee is P. O. Box 544, Travelers Rest, S. C. 29690



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 such 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 heireinabove 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.