

MORTGAGEE'S ADDRESS:
P. O. Box 969
Greenville, S. C. 29602 GREENVILLE CO. S. C.

1412-705

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TAYLOR
R.M.C.

WHEREAS, H. Samuel Stilwell, as Trustee under that certain Indenture of Trust dated February 10, 1976, (hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank, Greenville, South Carolina,

(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 One Hundred One Thousand Five Hundred Thirty and 80/100----- Dollars (\$ 101,530.80) due and payable

as per the terms of said note;

with interest thereon from date at the rate of 11.50 APR per centum per annum, to be paid: as per the terms of said note.

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, on Cleveland Street, having, according to a plat of property of R.M. Caine and H.C. Beattie made by Dalton & Neves, Engineers, August 1949, and according to a plat by Dalton & Neves, May 1951, which latter plat is recorded in the RMC Office for Greenville County in Plat Book K at Page 99, the following courses and distances, to-wit:

BEGINNING at an iron pin on the eastern edge of Cleveland Street, which iron pin is N. 11-23 W. 89.2 feet from an iron pin at the northeastern intersection of Cleveland Street and University Ridge, and running thence along the line of other property then owned by Beattie and Caine N. 82-00 E. 110 feet to an iron pin; thence N. 11-23 W. 25.95 feet to an iron pin; thence N. 8-00 W. 15.05 feet to an iron pin; thence S. 82-00 W. 110 feet to an iron pin on the eastern side of Cleveland Street; thence with Cleveland Street S. 8-00 E. 16.2 feet to an iron pin and S. 11-23 E. 24.8 feet to the beginning corner.

ALSO, ALL that lot on Cleveland Street, adjoining the above, and having, according to a plat of the property of R.M.Caine and H.C. Beattie by Dalton & Neves, dated August 1949, recorded in the RMC Office for Greenville County in Plat Book W at Page 121, and by a revision of said plat dated December 1949, the following courses and distances, to-wit:

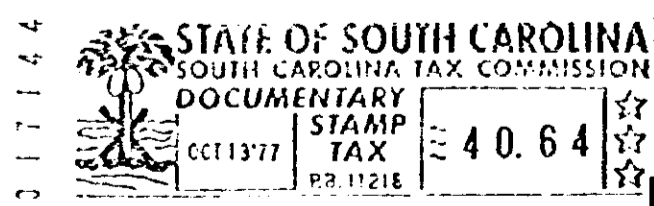
BEGINNING at an iron pin on the eastern side of Cleveland Street, which pin is N. 11-23 W. 114 feet and N. 8-00 W. 16.2 feet from the northeastern intersection of Cleveland Street and University Ridge, said pin also being the joint corner of property described herein and that formerly conveyed to C.B. Martin, and running thence with the C.B. Martin line N. 82 E. 110 feet to an iron pin; thence N. 8 W. 50.05 feet to an iron pin at the rear corner of property now or formerly of Simon; thence with the Simon line S. 82-00 W. 110 feet to an iron pin on the eastern side of Cleveland Street; thence with the eastern side of Cleveland Street S. 8-00 E. 49.8 feet to the beginning corner.

This being the identical property conveyed to the Mortgagor herein by deed of Willa Gray M. Pierce recorded in the RMC Office for Greenville County on April 12, 1977 in Deeds Book 1054 at Page 511, and by deed of Louisa M. Poole (formerly Louisa M. Redfearn) recorded in the RMC Office for Greenville County on April 12, 1977 in Deeds Book 1054 at Page 514.

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.



4328 RV-27

0765