STATE OF SOUTH CABOLINA COUNTY OF GREENVILLE

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- MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS. BILLY EDWIN HART AND MARIAN A. HART,

Acreinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

Receinsfier referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date hereinth, the terms of which are incorporated herein by reference, in the sum of Twenty-eight Thousand Three Hundred Thirty-eight and 72/100

Dollars (\$ 28,338,72) due and payable

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

WHEREAS, the Mortgager may bereafter become indebted to the said Mortgagers 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 theroof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hard well and tody paid by the Mortgagor at and before the scaling and delinesy of these presents, the receipt whereof is hereby admirabled, has practed, hardaned, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagor, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, saturte, hing and being in the State of South Cardina, County of Greenville, in Paris Mountain Township, containing one and 02/100 acres, more or less, having the following metes and bounds:

BEGINNING at an iron pin on the south side of Addis Street at Paul D. Addis' line and running thence along R.O.W. of Addis Street N. 65-30 E. 292 feet to an iron pin; thence 14-30 E. 125 feet to an iron pin; thence S. 33-40 W. 267.8 feet to iron pin at the corner of Paul D. Addis's lot by branch; thence N. 35-00 W. 217.5 feet to be inning corner.

THIS BEING the identical premises conveyed to the Mortgagor herein by deed of Mauldin Construction Co. dated December 27, 1961 and recorded in the R.M.C. Office for Greenville County in Deed Book 689 at Page 217 on December 28, 1961.

This is a second mortgage junior in lien to that certain mortgage given by Billy Edvin Hart and Marian A. Hart to First Federal Savings and Loan Association dated December 28, 1961, and recorded in Mortgage Book 878 at Page 07 and having an original balance of \$14,000.00.

The mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, South Carolina 29690.

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Together with all and singular rights, members, hereditaments, and appartenances 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 futures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such futures and equipment, other than the usual brusehold 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.

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The Mortgager coverants that it is lawfully secred of the premises betternabene described in fee simple absolute, that it has good right and is lawfully with rized to sell, convey or encomber the same, and that the premises are free and clear of all hers and encombrances except as provided begin. The Mortgager further coverants to warrant and forever defend all and singular the said premises unto the Mortgager forever, from and against the Mortgager and all persons whomseever lawfully claiming the same or any part thereof

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