COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, David J. Loyd and Eugene H. Bishop, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank

(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 Eighty-Seven Thousand Nine Hundred Eighty-Two and 44/100----- Dollars (\$ 87, 982.44) due and payable

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 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 hand well and truly paid by the Mortgagor at and before the sealing and delivery of these presents, the receipt whereof is hereby accounted, has granted, bargained, sold and released, and by these presents does grant, bargain, self 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, situate, hing and being in the State of South Carolina, County of Greenville, in the City of Greenville, on Old Spartanburg Street and Beattie Street, and shown and designated as Lots 44, 45, 46, 47, 48, 49, 50, 51, 52, and 53 on plat of F. F. Beattie property recorded in the RMC Office for Greenville County in Plat Book C, Page 236, and having, according to said plat, the following metes and bounds when described as a single tract:

BEGINNING at a point on Old Spartanburg Street at the joint corner of Lots 54 and 53 and running thence with the joint line of said lots N. 41-30 W. 100 feet to the joint rear corner of said lots; thence S. 50-45 W. 200 feet to a point in the rear line of Lot 46; thence N. 41-02 W. 100 feet to a point on Mt. Zion Avenue, which point is at the joint corner of Lots 44 and 43; thence running with Mt. Zion Avenue in a southerly direction 223 feet to the point of intersection of Mt. Zion Avenue and Beattie Street; thence with Beattie Street S. 41-02 E. 183 feet, more or less, to the point of intersection of Beattie Street with Old Spartanburg Street; thence along the northwestern side of Old Spartanburg Street N. 50-45 E. 295 feet to the point of beginning. LESS, HOWEVER, that portion of the above-described property which was taken in connection with the widening of Old Spartanburg Street, said portion being a strip approximately seven feet in width along the front of the lots facing on Old Spartanburg Street.

This being the identical property conveyed to the mortgagors by deed of Stone and Weber, Inc., to be executed and recorded of even date herewith.

ALSO: ALL that certain piece, parcel or lot of land in Greenville County, S.C., being a portion of Lot No. 6 as shown on plat recorded in the RMC Office for Greenville County in Plat Book A, Page 153, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Dixon Avenue, joint front corner of Lots 5 and 6, and running thence S. 81 W. 160 feet to an iron pin at the joint rear corner of said lots; thence N. 11 W. 50 feet to an iron pin; thence N. 81 E. 160 feet to an iron pin on Dixon Avenue; thence with said Dixon Avenue S. 11 E. 50 feet to the point of beginning.

This being the identical property conveyed to the mortgagors by deed of Southern Bank and Trust Company and Sarah B. Jennings, as Co-Executors and Co-Trustees of the Estate of John W. Jennings, recorded in the RMC Office for Greenville County in Deeds Book 1068 at Page 354 on November 14, 1977.

ALSO: ALL that certain lot of land with the buildings and improvements thereon in the Township of Greenville, Greenville County, State of South Carolina, in Ward 1 of the City of Greenville, located on the southwest side of Keat Avenue

(CONTINUED ON ATTACHMENT)

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 beirs, successors and assigns, forever.

(FILESCHIESTER)

O(

O-

4328 RV-2

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right apd is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liers and encumbrances except as provided herein. The Mortgagor further covenants to werrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.