

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, Heyward R. McConnell, Richard W. Locke and Harvard K. Riddle
(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company,
P. O. Box 1329, Greenville, S. C., 29602,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of -----

Eight Thousand and No/100-----Dollars (\$ 8,000.00) due and payable

as per the terms of said note;

with interest thereon from date at the rate of 12.50 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 Mortgagee, 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
in 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, in Greenville Township, and being known
and designated as Lot No. 5 of Block H of Mauldin-Cagle Property as shown
on plat recorded in the RMC Office for Greenville County in Plats Book E
at Page 242 and having, according to said plat, the following metes and
bounds, to-wit:

BEGINNING at a point on Cagle Street 142.8 feet from the intersection of
Cagle Street and Mauldin Street and running thence N 87-15 E 150 feet to
a stake on an alley; thence along said alley N 2-45 W 70 feet to the corner
of Lot No. 7; thence S 87-15 W 150 feet to a point on Cagle Street; thence
along Cagle Street S 2-45 E 70 feet to the beginning corner.

This being the identical property conveyed to the mortgagors herein by deed
of Clarence B. Martin, Jr., to be executed and recorded of even date herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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.

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