

STATE OF SOUTH CAROLINA GREENVILLE, CO. S. C.

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

APR 11 11 51 AM '78

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY R.M.C.

WHEREAS, MELVIN L. WILSON, JR. AND DONNA CRAIN WILSON

(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 Two Thousand Eight Hundred Ninety Five Dollars & no/100 Dollars (\$ 2,895.00) due and payable according to the terms thereof, said note being incorporated herein in reference.

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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:

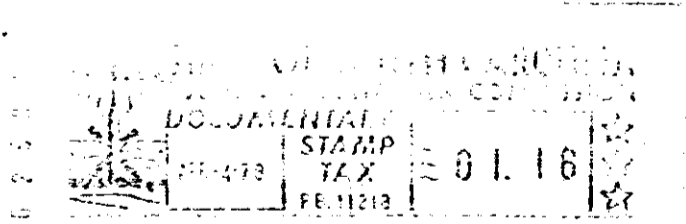
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in O'Neal Township, State of South Carolina, and shown and designated on Plat of Property Prepared for Melvin L. Wilson, Jr. by W.C. Lindsey, Jr. Reg. Surv. dated 6/7/77, and to be recorded in the R.M.C. Office for Greenville County, and having according to said survey, the following metes and bounds, to-wit:

Beginning at a point in the center of Groce Meadow Road and being a common corner with property owned by Lillian Crain thence S 20-51 W 385.4 feet to an iron pin; thence along a new line S 49-31 E 120.0 feet to a an iron pin; thence along a new line N 20-51 E 385.4 feet to a point in the center of Groce Meadow Road; thence along the center of said road N 49-31 W 120.0 feet to the point of beginning and containing 1.0 acre, more or less.

This being a portion of that property conveyed to grantor by deed of Claude D. Crain and Gertie Page Crain, dated June 9, 1977, and recorded in the R.M.C. Office of Greenville County in Deed Book 1058 Page 257.

MORTGAGEE'S ADDRESS: P.O. Box 544 Travelers Rest, South Carolina 29690

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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 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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