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GREENVILLE S.C.

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MORTGAGE OF REAL ESTATE prepared by E. Randolph Stone, Attorney at Law, 124 Broadus Avenue, Greenville, S.C. 29601

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

ER 21 2 1978
DORRIS S. TANKERSLEY
A.B.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Quentin O. Ball and Lindsay J. Forrester, Jr.

(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 Twenty-Eight Thousand and No/100 Dollars (\$28,000.00) due and payable on demand

with interest thereon from date at the rate of 9 1/2 per centum per annum, to be paid: quarterly

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 heirs, successors and assigns: ALL that piece parcel or tract of land situate, lying and being in the Northeastern corner of the intersection of South Carolina Highway 418 and Fairview Road (South Carolina Highway 250), in Fairview Township, Greenville County, South Carolina and being known as tract 2 on a plat of "Maywood Acres, property of Clifton A. Wood" dated April 1968, prepared by C. O. Riddle, RLS, containing 38.82 acres, more or less, and have the following metes and bounds according to said plat. BEGINNING in the center of the intersection of South Carolina Highway 418 and Fairview Road (South Carolina Highway 250) and running thence along the center of Fairview Road N. 2-13 W. 200 feet to a point; thence continuing along the center of said road N. 2-02 E. 100 feet to a point; thence continuing along the center of said road N. 5-32 E. 100 feet to a point; thence continuing along the center of said road N. 9-10 E. 100 feet to a point; thence continuing along the center of said road N. 11-47 E. 100 feet to a point; thence continuing along the center of said road N. 15-55 E. 100 feet to a point; thence continuing along the center of said road N. 18-38 E. 267.2 feet to a point; thence N. 70-48 E. 53 feet to an iron pin; thence N. 16-29 E. 298.3 feet to an iron pin; thence along the line of property of Joe Douglass Watson and W. P. Watson S. 62-57 E. 1014.4 feet to an old stone; thence along a line of property of W. P. Watson N. 13-28 E. 531.2 feet to an old stone; thence along a line of property of Eugene Leon Dunn S. 68-29 E. 991.4 feet to an old iron pin; thence S. 4-44 E. (passing through an iron pin on the edge of the right-of-way of South Carolina Highway 418 47.9 feet from the center of said road) 218.2 feet to the center of South Carolina Highway 418; thence along the center of South Carolina Highway 418 S. 65-04 W. 708.7 feet to a point; thence continuing along the center of said road S. 67-27 W. 277.3 feet to a point; thence continuing along the center of said highway S. 71-02 W. 200 feet to a point; thence continuing along the center of said highway S. 74-09 W. 200 feet to a point; thence continuing along the center of said highway S. 77-13 W. 200 feet to a point; thence continuing along the center of said highway 78-40 W. 796.4 feet to the beginning corner, and being the same property conveyed by Clifton A. Wood to Quentin O. Ball and Lindsay J. Forrester, Jr. by deed dated April 14, 1978 and recorded in the RMC Office for Greenville County, South Carolina herewith.

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

The Mortgagor further covenants and agrees as follows:

2.3000 (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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