

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, THE OLD SOUTHLAND AND INVESTMENT CO.

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & 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

THIRTY-TWO THOUSAND AND NO/100----- Dollars (\$ 32,000.00) due and payable
IN full Six (6) Months from the date hereof.

with interest thereon from at the rate of 9 % per centum per annum, to be paid: AS SET
OUT ABOVE.

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

ALL that certain piece, parcel or lot of land, and the improvements thereon, situate, lying and being in the City of Mauldin, County of Greenville, State of South Carolina, and being known and designated as Lot No. 137 on a plat of property of Montclair, Section Five, recorded in Plat Book 6H, at Page 26, R.M.C. Office, Greenville County, South Carolina, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Montclair Road at the joint front corner of Lot 137 and an undeveloped lot and running thence along said Montclair Road S. 41-23 W. 75 feet to an iron pin; thence continuing S. 86-26 W. 35.3 feet to an iron pin; thence running along Danbury Lane N. 48-32 W. 134.8 feet to an iron pin; thence running N. 41-24 E. 100.1 feet to an iron pin; thence running S. 48-30 E. 159.7 feet to an iron pin, the point of beginning.

Derivation: Deed Book 1065, Page 645 - C. Dan Joyner et. al., 822/77.

Vertical stamp: ORIGINAL RECORD

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 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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