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COUNTY OF GREENVILLE

anie S. Tanken

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

WHEREAS,

JAMES M. REYNOLDS

(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

Nine thousand thirty-five and 04/100----- \$\frac{1}{2}\$ \$\frac{1}{2}\$,035.04

per terms of note of even date

HANNA NEKKHEK PER KEEKS KSEK

date with interest thereon from

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, Chick Springs Township, about three miles northwest of Greer, S. C., lying on the northeast side of the Wood's Road, being a part of a 1.55 acre lot formerly conveyed by R. L. Wynn to Eddie Olin Smith (about 1947) and then conveyed to Lloyd Reynolds, who is now deceased, and in the settlement of the estate the property was inherited or conveyed to the grantor herein, and having the following courses and distances, to wit:

Beginning on an old iron pin on the northern side of the said Wood Road, joint corner of lands now or formerly of Lee Taylor, and runs thence with the said road; S. 58-00 W.336 feet to a nail and cap in the center of the said road; thence N. 32-00 W. 18 feet to an iron pin on the northern margin of the road, then continuing with the same course for a total distance of 219.6 feet to an iron pin on the western line of the 1.55 acre lot and a common line of other property of the grantor herein; thence with this line, N. 15-25 E. 33.7 feet to an old stone corner; thence with the Lee Taylor line S. 83-45 E. 396 feet to the beginning corner, containing one (1) acres, more or less.

This being the same property conveyed to Mortgagor by deed of Lucile S. Reynolds, Book 776, Page 48, RMC Office on June 14, 1965.

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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 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 med 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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