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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
DUNNIE R.H.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William T. Coster and Ruby Evelyn Coster

(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

Six thousand eight hundred eighty seven and 52/100-----Dollars \$ 6,887.52) due and payable

according to the terms thereof, said note being incorporated herein by 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:

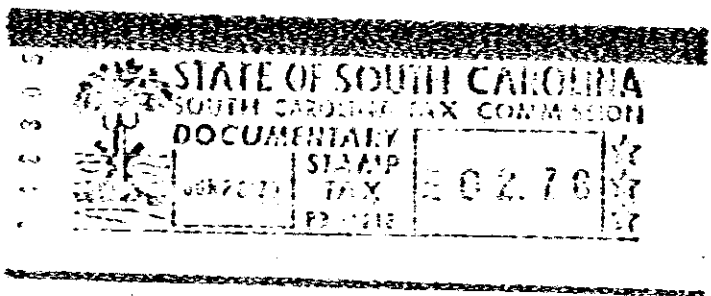
"ALL that certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in O'Neal Township containing 3.25 acres and having the following metes and bounds, to-wit:

Beginning at an iron pin in the center of a county road leading off the Old Buncombe Road approximately 245 feet north thereof and running thence with said road N. 14-20 E. 255 feet to an iron pin; thence N. 24 E. 162 feet to a point in said road; thence N. 36 E. 249 feet to a point in said road; thence along the property of Mollie E. Neves, S. 43-15 W. 128 feet to an iron pin; thence S. 7-15 W. 522 feet to an iron pin; thence S. 59 W. 116 feet to an iron pin; thence S. 71-40 W. 212 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed from Floyd S. Coster dated August 18, 1960 and recorded in the RMC Office for Greenville County in Deed Book 657 at page 260.

The mortgagee's address is: PO Box 544, Travelers Rest, SC 29690

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Together with all and singular rights, franchises, liberties, and appurtenances to the same by law in any way incident or appertaining, and all of the rents, issues, and profits which may lawfully be received therefrom including all plumbing, 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.

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 herebefore described in a simple absolute, that it has good right and is lawfully entitled to sell convey, and otherwise dispose of the same, and that the premises are free from all liens and encumbrances except as provided herein. The Mortgagee further covenants to accept and receive the debt and interest thereon for the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons claiming lawfully claiming the same or any part thereof.

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