LAW OFFICES OF BRISSEY, LATHAN, PAYSSOUK, 6MITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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SONNE RANGERSLEY

MORTGAGE OF REAL ESTATE 5

WHEREAS, Ira Joe Garren and Edna Garren

(hereinaster 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

Twelve thousand eighty three and 40/100------Dollars (\$ 12,083.40) due and payable

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

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:

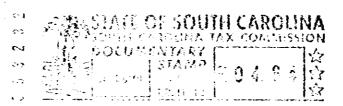
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, the Mortgagee's heirs, 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, on the eastern side of Tubbs Mountain Road, being shown as a portion of Lot 6 and Lot 7 on a plat of the property of Ray E. McAlister dated October 16, 1948, and revised February 24, 1949, recorded in the RMC Office for Greenville County in Plat Book EE at page 92, and also being shown on a plat of the property of William Ralph Batson Estate dated March 25, 1976, prepared by Freeland and Associates, recorded in Plat Book 5-Y at page 55 in the RMC Office for Greenville County and having according to said latter plat the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Tubbs Mountain Road at the corner of property now or formerly belonging to Bessie H. Howard and running thence with Tubbs Mountain Road N. 0-39 E. 80 feet to an iron pin; thence still with said road N. 06-39 E. 25 feet to an iron pin; thence N. 79-16 E. 182.2 feet to an iron pin at the corner of the Howard property; thence with the Howard property S. 31-30 W. 151.9 feet to an iron pin; thence still with the Howard property S. 85-00 W. 103.5 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of David Batson dated September 21, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1/12 at page 35.

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



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 is 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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