LAW OFFICES OF BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

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BOOK 1482 PAGE 708

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

STERFORL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, Lewis Grant

(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

Seven thousand five hundred twenty six and 40/100---- Dollars (\$ 7,526.40) 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 in Bates Township, shown as Lot 24 on plat of P. D. Jarrard property as shown on plat book DD at page 89 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Circle Drive at the joint corner of Lots No. 23 and 24, which iron pin is situate according to said plat, 120 feet east of Cleveland Avenue and running thence along the line of Lot No. 23, S. 0-15 E. 83 feet to an iron pin in the line of Lot No. 22; thence with said line S. 89 E. 100.6 feet to an iron pin at the joint rear corner of Lots No. 21, 22, 24 and 20; thence along the line of Lot No. 20, N. 68 E. 58 feet to an iron pin; thence N. 0-15 W. 77 feet to an iron pin on the southern side of Circle Drive; thence with the southern side of said Drive, N. 89 W. 155 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Douglas E. Barnett and Estelle B. Barnett dated January 20, 1960 and recorded in the RMC Office for Greenville County in Deed Book 643 at page 74.

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

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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 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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