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

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

SREF WILED CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James J. Harrington and Zerena D. Harrington

(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

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, 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, and according to a plat prepared of said property by W. R. Williams, Jr., Engineer/Surveyor, May 15, 1975 and recorded in the RMC Office for Greenville County, S. C. in Plat Book 5-N at page 3, having the following courses and distances, to-wit:

Beginning at a nail and cap in or near the center of Bowers Road, joint corner of property of Smith and property now or formerly owned by Wilson and running thence with said Bowers Road, S. 63-30 E. 160 feet to a nail and cap in or near the center of said road; thence S. 29-30 W. 300 feet to an iron pin; thence N. 62-30 W. 160 feet to an iron pin, joint corner of property of Smith and the said Wilson; thence running with the common line of said owners as the line, N. 29-30 E. 300 feet to a nail and cap in or near the center of Bowers Road, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Lodelia Moore Smith dated May 16, 1975 and recorded in the RMC Office for Greenville County in Deed Book 1018 at page 437. Also see deed recorded in said RMC Office in Deed Book 1023 at page 205.

This is a second mortgage, junior in lien to that certain mortgage given by James J. Harrington and Zerena D. Harrington to Travelers Rest Federal Savings and Loan Association and recorded in the RMC Office for Greenville County on August 26, 1975 in Mortgage Book 1347 at page 18.

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.

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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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.