Mortgagee's Address: P. O. Box 74850 Travelers Rest, South Carolina 29690 CR. T. CO. S. C. 756 1 11 47 AM '80 MORTGAGE OF REAL ESTATE STATE OF SOUTH CAROLINA EXHIBERSTEVALL WHOM THESE PRESENTS MAY CONCERN: COUNTY OF GREENVILLE LEATHERWOOD, WALKER, TODD & MANN W. BAYNE BROWN

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

BANK OF TRAVELERS REST

(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

Four Thousand Five Hundred and No/100

date

Dollars (\$ 4,500.00

) due and payable

in full one year from date,

with interest thereon from

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at the rate of 13.00

per centum per annum, to be paid: at Maturity

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 Morigagor may be indebted to the Morigagee 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:

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ALL that certain piece, parcel or lot of land in Greenville County, South Carolina, being shown and designated as Lot No. 59 on plat of Points North made by R. B. Bruce, registered surveyor, November 22, 1972 and recorded in the R.M.C. Office for Greenville County in Plat Book 4-X, at Page 16. According to said plat, the property is more fully described as follows:

BEGINNING at an iron pin on Spur Drive at the joint front corner of Lots Nos. 58 and 59 and running thence with said Drive, S. 78-0 E. 125 feet to an iron pin near the curve of the intersection of Colony Road; thence with the curve of said intersection, the chord of which is S. 29-0 E. 33.3 feet to an iron pin on Spur Drive; thence S. 18-50 W. 92.5 feet to an iron pin; thence continuing with said Drive, S. 28-34 W. 40 feet to an iron pin at the corner of Lot No. 60; thence with the line of Lot No. 60, N. 78-0 W. 124.8 feet to an iron pin at the corner of Lots Nos. 58 and 59; thence with the joint line of said lots, N. 12-0 E. 155 feet to an iron pin on Spur Drive, the point of beginning.

Being the same property conveyed to the Mortgagor herein by deed of J. L. Shoop, recorded Peb. 1 st 1980 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1119, at Page 169.

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 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 whomsever lawfully claiming the same or any part thereof.

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