

State of South Carolina

County of GREENVILLE

Mortgage of Real Estate

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THIS MORTGAGE made this 10th day of July, 1980

by L. Benjamin Jumper and Eliza A. Jumper

(hereinafter referred to as "Mortgagor") and given to **SOUTHERN BANK & TRUST CO.**

(hereinafter referred to as "Mortgagee"), whose address is 310 McCarter Avenue, Greenville,
S. C.

WITNESSETH:

THAT WHEREAS, L. Benjamin Jumper and Eliza A. Jumper
is indebted to Mortgagee in the maximum principal sum of Twenty-seven Thousand & no/100---
Dollars (\$ 27,000.00), which indebtedness is
evidenced by the Note of L. Benjamin Jumper and Eliza A. Jumper of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is ten years after date after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the
same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended,
Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by
Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other
indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all
indebtedness outstanding at any one time secured hereby not to exceed \$ 27,000.00 plus interest thereon, all
charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted,
bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns,
the following described property:

All that certain piece, parcel or lot of land, with all improve-
ments thereon, or hereafter constructed thereon, situate, lying and
being in the State of South Carolina, County of Greenville, in Butler
Township, on the southern side of McCarter Avenue, and being shown and
designated as Lot No. 45 on plat of Lake Forest Heights, Section 1,
recorded in Plat Book GG, at page 153, RMC Office for Greenville County,
and having, according to said plat, the following metes and bounds,
to-wit:

Beginning at an iron pin on the southern side of McCarter Avenue,
joint front corner of Lots 44 and 45, and running thence with the line
Lot 44, S. 8-10 E. 192.9 feet to iron pin; thence N. 81-19 W. 115.1
feet to pin in center of drainage easement; thence with the center of
said drainage easement and line of Lot 46, N. 8-10 W. 192.2 feet to
pin on McCarter Avenue; thence with the southern side of said Avenue,
N. 81-50 E. 115 feet to the point of beginning.

This is the same property conveyed by Deed of H. M. Smith and Willie Mae
Palmer Smith recorded September 10, 1963.

STATE OF SOUTH CAROLINA
RECORDS & CLERK
GREENVILLE COUNTY
JUL 10 1980

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or
appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the
same being deemed part of the Property and included in any reference thereto);

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