LAW OFFICES OF

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

MORTGAGE OF REAL ESTATE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTA TO ALL WHOM THESE PRESENTS MAY CONCERN:

Preston H. Pace and Mary S. Pace WHEREAS.

(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 Theorem thousand three hundred forms and 20/200 Twenty thousand three hundred forty and 00/100----) due and payable -----Dollars (\$ 20, 340.00

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

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 (\$5.00) to the Mortgagor in hand well and truly paid by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$5.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, the Mortgagoe'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, containing twelve to twentyeight acres, more or less, and being more particularly described as follows:

Beginning at a point in the center of the White Horse Road and running thence along said road N. 55 E. 4.35 chains; thence along said road S. 86 E. 1.50 chains; thence along said road S. 57 E. 4.23 chains to a bend; thence along said road N. 41 E. 5.58 chains to a bend; thence N. 16-1/2 E. 2.28 chains along said road to the bridge; thence N. 31-3/4 W. 15.26 chains to a stone om; thence S. 69-1/2 W. 10.80 chains to a stone om; thence S. 73-1/2 W. 13.00 to a stone omx3; thence S. 7-3/4 E. crossing said road 30.50 chains to an iron pin; thence N. 16 E. 7.50 chains to an apple tree; thence S. 78 E. 3.20 chains to an iron pin; thence N. 73 E. 2.14 chains to an iron pin; thence N. 87 E. 2.42 chains to an iron pin; thence N. 8-1/2 E. 2.23 chains to an iron pin; thence N. 2 E. 3.12 chains to an iron pin; thence N. 26 E. 1.31 chains to an iron pin; thence N. 39 E. 2.48 chains to an iron pin; thence N. 8-1/2 E. 1.82 chains to an iron pin on the White Horse Road to the beginning corner.

This is the same property conveyed to the mortgagors by deed of J. Metz Looper and Ruth B. Looper dated January 28, 1976 and recorded in the RMC Office for Greenville County in Deed Book 1031 at page 20.

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

STATE OF SOUTH CAROLINA DOCUMENTARY AUG: 7'80 TAX

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

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