

Mortgagee's mailing address: P. O. Box 544, Travelers Rest, S.C. 29690

STATE OF SOUTH CAROLINA } FILED  
COUNTY OF GREENVILLE } CO. S. C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN.

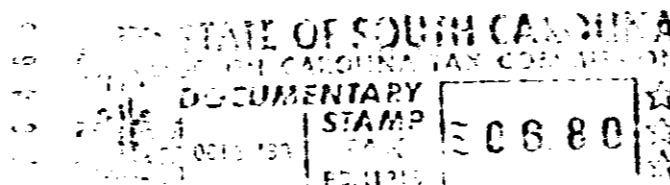
WHEREAS, Melissa F. Fairbanks  
DONNE W. WATSON  
R.M.C.

(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

Seventeen Thousand and No/100----- Dollars (\$ 17,000.00 ) due and payable

One Hundred Eighty (180) days from the date hereof



with interest thereon from October 3, 1980 at the rate of 14 1/2 per centum per annum, to be paid: in full One Hundred Eighty (180) days from the date hereof

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 Mortgagee 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:

"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, being a portion of Lot 7 as shown on a plat entitled "Property of Mr. Rick Fairbanks", recorded in the RMC Office for Greenville County in Plat Book 6-M, at Page 96, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin in the center of an unnamed private road at the joint westernmost corner with a 2.75-acre tract owned by William R. Fairbanks and running thence along the center of said unnamed private road S. 69-35 E. 75.26 feet to an iron pin; thence continuing along the center of said unnamed private road S. 4-44 W. 131.70 feet to an iron pin; thence continuing along the center of said unnamed private road S. 37-30 E. 85.73 feet to an iron pin in the center of said unnamed private road at the joint corner with a 3.33-acre tract; thence running along the joint line with said tract N. 12-17 E. 73.74 feet to an iron pin; thence continuing along said joint line N. 40-40 E. 80.28 feet to an iron pin; thence continuing along said joint line N. 58-56 E. 142.48 feet to an iron pin; thence continuing along said joint line N. 70-43 E. 294.62 feet to an iron pin on a joint corner with said 3.33-acre tract; thence running N. 14-39 W. 637.65 feet to an iron pin at a joint corner with a 5.54-acre tract; thence running along the joint line with said tract S. 58-03 W. 320.0 feet to an iron pin; thence continuing along a joint line with said tract S. 23-27 E. 73.82 feet to an iron pin; thence continuing along the joint line with said tract S. 30-48 W. 130.67 feet to an iron pin at a joint corner with said 5.54-acre tract and the aforementioned 2.75-acre tract; thence running along the common line with said 2.75-acre tract S. 74-35 E. 136.21 feet to an iron pin; thence running along the joint line with said 2.75-acre tract S. 9-44 W. 91.32 feet to an iron pin; thence continuing along the joint line with said 2.75-acre tract S. 3-42 E. 78.21 feet to an iron pin; thence continuing along the joint line with said 2.75-acre tract S. 23-57 E. 51.18 feet to an iron pin; thence running along the joint line with said 2.75-acre tract S. 69-20 W. 268.61 feet to an iron pin in the center of an unnamed private road, being the point of beginning, said tract being 5.00 acres more or less.

This is the same property conveyed to the Mortgagor herein by deed of William R. Fairbanks dated July 3, 1980, and recorded in the RMC Office for Greenville County on July 7, 1980, in Deed Book 1128 at Page 746, less, however, that portion conveyed this date by the Mortgagor herein to William R. Fairbanks, to be recorded herewith. This property also includes such property (cont. at bottom) 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 whomsoever lawfully claiming the same or any part thereof. as has been conveyed this date to the Mortgagor herein by deed of William R. Fairbanks, to be recorded herewith.

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