

Mortgagee's mailing address: P. O. Box 1737  
Anderson, S. C. 29622

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

S. C.  
PM '80  
ASLEY

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

1981 MAR 15

WHEREAS, H. Reid Sherard--

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 Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference to the sum of

Forty-Two Thousand Five Hundred and No/100-- Dollars (\$ 42,500.00 ) due and payable  
on March 12, 1981

with interest thereon from December 12, 1980 at the rate of 18% 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 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, City of Greenville, being known and designated as Lot No. 64 on the South side of Wilderness Lane, according to Plat of Property of Cleveland Forest, recorded in Plat Book K, pages 45 and 46, and being more particularly described as follows:

BEGINNING at an iron pin on the South side of Wilderness Lane, corner of Lot No. 63, which iron pin is 285 feet East of the intersection of Wilderness Lane and a 20 foot Alley, and running thence with Wilderness Lane N. 74-13 E. 60 feet to an iron pin; thence with line of Lot No. 65, S. 17-44 E. 150 feet to an iron pin; thence with line of Lot No. 52 S. 72-16 W. 60 feet to an iron pin; thence with line of Lot No. 63 N. 17-44 W. 152.1 feet to the beginning.

The abovedescribed property is the same identical tract conveyed to the mortgagor by general warranty deed of Julia E. Traxler dated October 30, 1980 and being recorded simultaneously herewith.

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together with all and singular rights, incidents, hereditaments, and appurtenances to the same belonging in any way incident or apper-  
taining to the said premises, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting  
fixtures, and all other fixtures, constructed, or fitted thereto in any manner, it being the intention of the parties hereto that all fixtures  
and appurtenances, 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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right  
to grant and convey the same, and that the premises are free and clear of all liens and encumbrances except  
as hereinbefore stated. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee  
and his heirs, successors and assigns, against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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