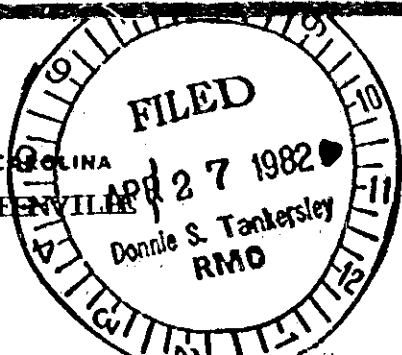


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1568 PAGE 802

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THOMAS CLAYTON TEMPLETON and JEAN R. TEMPLETON

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

SOUTHERN BANK & TRUST COMPANY
Weston Street
Fountain Inn, S.C. 29644

(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 Five Thousand Three Hundred Seventy-Nine and no/100ths--

Dollars (\$ 5,379.00) due and payable

as set forth by note of mortgagors of even date

with interest thereon from date at the rate of / per note
per note per centum per annum, to be paid per note

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:

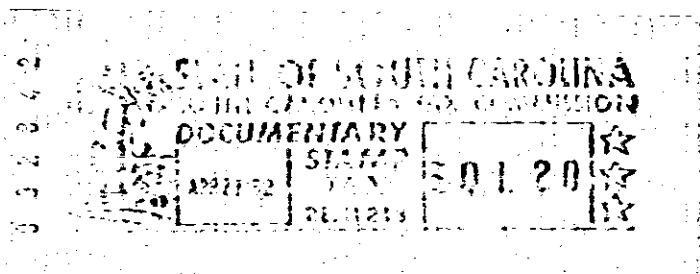
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, Town of Fountain Inn, Fairview Township, and is shown on "Plat of Property of J.C. Templeton", prepared by John E. Woods, R.L.S., dated August 5, 1971, recorded in the RMC Office for Greenville County in Plat Book 6L, Page 10, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in or near the center of Georgia Street Extension and running thence along said Georgia Street Extension, S. 70-03 W., 112.75 feet to a point; thence turning and running along property now or formerly of James A. & Margaret Poore, N. 23-16 W., 201.4 feet to an iron pin; thence turning and running along property now or formerly of O.B. Givens, et al, N. 66 E., 110.0 feet to an iron pin; thence turning and running along property now or formerly of Charles Bell, et al, S. 24 E., 209.22 feet to a nail and cap in or near the center of Georgia Street Extension, the point of beginning.

THIS being the same property in which Thomas Clayton Templeton inherited a one-half interest under the Last Will and Testament of James Clayton Templeton as will appear by Estate filed in Apartment 1456, File 16, Probate Court for Greenville County, and being the same property in which Jean R. Templeton was conveyed a one-half interest by deed of Margaret Elizabeth Templeton Poore by deed dated December 20, 1977, recorded December 21, 1977 in Deed Book 1070 at page 534.

THIS mortgage is second and junior in lien to that mortgage between the Mortgagors herein named above and United Federal Savings and Loan Association as recorded in Mortgage Book 1419, page 141, recorded December 21, 1977, in the original amount of \$13,600.00.

Note: Stamps figured on Net Proceeds of \$2,986.11.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

SC710
--- 1 AP27 82 413

4.0001

4328 RV-2