

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } GREENVILLE S.C. MORTGAGE OF REAL ESTATE  
TO WHOM THESE PRESENTS MAY CONCERN:  
JOHN W. BERSLEY  
S.M.C.

WHEREAS, James B. Snoddy

(hereinafter referred to as Mortgagor) is well and truly indebted unto Robert E. Laing and Phyllis A. Laing

(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  
Fifty Thousand Dollars (\$ 50,000.00 ) due and payable

with interest thereon from even date at the rate of 12% per centum per annum, to be paid: as set forth in said 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 said 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, shown and designated as Lot 24 on plat of Enoree Hills Subdivision, recorded in the RMC Office for Greenville County, South Carolina in Plat Book MM, Page 197, and having the metes and bounds as shown thereon.

DERIVATION: This being the same property as conveyed to Mortgagor herein by deed of James D. Cook and Tamara L. Cook as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1170 , Page 77 , on July 14 , 1982.

This mortgage and the note secured hereby are personal to the Mortgagor, Mortgagee having made this loan based upon personal knowledge of Mortgagor. Mortgagee will allow this Mortgage and the note secured hereby to be assigned by Mortgagor knowing that Mortgagor will make such assignment with Mortgagee's interest in mind. However, thereafter this Mortgage and said note shall not be transferable or assumable and notwithstanding any other provisions of said note and/or this mortgage, any attempts to transfer the above described property without payment in full of said note will constitute a default with remedies as set out in the note and mortgage as to default for failure to make payment. Upon the Mortgagor's transfer or assignment of this mortgage, the interest rate due on the mortgage and the note secured hereby will be adjusted to the greater of 12% or 3% below the interest rate then being charged by First Federal Savings & Loan on conventional mortgage loans.

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STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DOCUMENTARY STAMP  
JUL 1982 \$ 5.12

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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 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.

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