306 East North Street Green Greenville, S. C. 29601 BOOK 1594 PAGE 903 MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. LYNELL PETERSON

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

SOUTHERN BANK AND TRUST COMPANY

Dollars (\$ 20,000.00) due and payable

pursuant to the terms in note of even date.

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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, in Saluda Township, being known and designments the state of South Carolina, County of Greenville, in Saluda Township, being known and designments. nated as Tract No. 3 of the Morgan Home Place, as shown on plat made by G. A. Ellis in April, 1938, and having the following metes and bounds, to wit:

BEGINNING at the corner of Tract No. 4 on the Buncombe Road and running thence with Tract No. 4 N. 52 W. 1060 feet to North Saluda River; thence down said River as a line 239 feet to Tract No. 2; thence with line of Tract No. 2 S. 54-3/4 E. 1100 feet to line of C. L. Hightower land; thence with his line N. 83-1/2 E. 73 feet to the Buncombe Road; thence with said Buncombe Road 225 feet to the beginning corner, containing 5.88 acres, more or less.

ALSO, ALL that piece, parcel or tract of land situate, lying and being on the Buncombe Road known as Highway No. 25, and having the following metes and bounds according to a survey made by G. A. Ellis, April 1938, being Tract No. 4:

BEGINNING at the joint corners of Tracts Nos. 3 and 4 on the Buncombe Road and running thence with Buncombe Road 246 feet to corner of Tract No. 5; thence with line of Tract No. 5 N. 50 W. 1000 feet to North Saluda River; thence down the River as the line 279 feet to corner of Tract No. 3; thence with line of Tract No. 3 S. 52 E. 1060 feet to the beginning corner and containing 5.88 acres, more or less.

This being the same property conveyed to Mortgagor by deed from George L. Coleman, Sr., and George L. Coleman, Jr., recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1161 at Page 683 on February 1, 1982.

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 futures 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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