

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

MAR 5 4 47 PM '84 ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Steve Lamar Ward aka Steve Ward

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest, Travelers Rest,
South Carolina P.O. Box 485, Travelers Rest 29670

(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

Seven Thousand Dollars (\$7,000.00) due and payable

with interest thereon from April 1, 1984 at the rate of 13% per centum per annum, to be paid:

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:

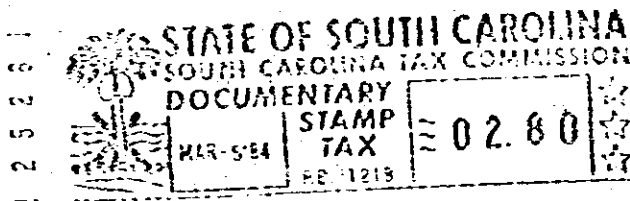
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the
State of South Carolina, County of

ALL that certain piece, parcel and lot of land and any improvements
thereon, situate, lying and being in the County of Greenville, State
of South Carolina, in the Township of Bates, containing two (2) acres,
more or less, situate and lying and being on the southernly side of
South Saluda River and near the northerly side of Freeman's Bridge
Road, as shown on plat prepared by W. E. Finley, dated June 2, 1953,
and recorded in the RMC Office for Greenville County, State of South
Carolina, in Plat Book FF at Page 80 and having the following metes
and bounds:

BEGINNING at a point in the center of South Saluda River at the joint
corner of the premises herein described and property now or formerly
of Rixie Anderson and running thence with the line of said Anderson
property S. 72 E. 4.7 chains (310.2) feet to a point; thence
continuing with the line of said Anderson property N. 24 E. 4.6 chains
(303.6 feet) to a point; thence N. 48 W. 3.12 chains (205.92 feet) to
a point in the center of South Saluda River; thence with the center of
South Saluda River, having a traverse line of S. 40 W. 6.36 chains
(419.76 feet), to the point of beginning.

This is that identical property conveyed to grantor by deed of Clara
Patricia Kirk and Pat Kirk Ward recorded February 8, 1983 in Deed Book
1182 at Page 222 in the RMC Office for Greenville County, State of
South Carolina.

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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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