

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, Thomas A. Redding, Jr.

(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 Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Six Thousand Seven Hundred Twenty and 13/100

-----Dollars (\$ 6,720.13 .) due and payable
as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

~~with date next to the next from~~

~~XXXXXX XXXXXX~~

~~XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX~~

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, the Mortgagee's heirs, successors and assigns:

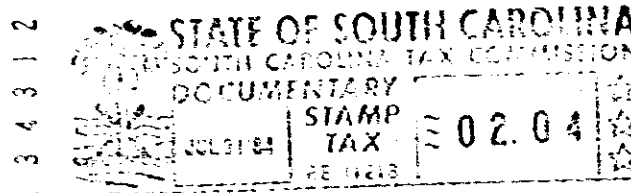
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on Hunts Bridge Road and being a part of the Property of Lillie Callie Rochester and being more completely described according to a plat and survey made by Walter L. Davis, Reg. #1261, dated April 26, 1975, with the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Hunts Bridge Road adjoining other property of Redding and running thence with the western side of right of way of Hunts Bridge Road, N.10-30 W. 105 feet to an iron pin on the western side of Hunts Bridge Road adjoining other property of Estate of Lillie Callie Rochester; thence N. 67 W. 128.6 feet to an iron pin; thence S.62-25 W. 505.2 feet to an iron pin; thence S.37-30 E. 275.5 feet to an iron pin, adjoining property of Anders; thence N.57-15 W. 124 feet to an iron pin, adjoining other property of Redding; thence N.11-15 W. to an iron pin; thence N.69-45 E. 225.6 feet to an iron pin; thence N. 75 E. 130 feet to an iron pin, being the point of beginning. THIS property contains 2.41 acres, more or less.

THIS is the same property as that conveyed to the Mortgagor herein by the following deeds: Deed of Betty Ann Rochester recorded in the RMC Office for Greenville County in Deed Book 1039 at Page 532 on July 14, 1976; deed of Rebecca Redding recorded in Deed Book 1039 at Page 533 on July 14, 1976; deed of Roy Glenn Walker recorded in Deed Book 1039 at Page 534 on July 14, 1976; deed of Harry E. Walker recorded in Deed Book 1039 at Page 535 on July 14, 1976; deed of Kenneth V. Rochester recorded in Deed Book 1039 at Page 536 on July 14, 1976; deed of William C. Rochester recorded in Deed Book 1039 at Page 537 on July 14, 1976; deed of Esley N. Rochester recorded in Deed Book 1039 at Page 538 on July 14, 1976; deed of Margaret Estelle Anders recorded in Deed Book 1039 at Page 539 on July 14, 1976; deed of Sherman M. Rochester recorded in Deed Book 1039 at Page 540 on July 14, 1976; and deed of Frances M. Hackney recorded in Deed Book 1039 at Page 541 on July 14, 1976.

THE mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, S. C. 29690.

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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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

4. TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

5. 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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