

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, I, J. B. KING

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY
PO Box 8, Williamston, S. C. 29697

(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

TEN THOUSAND THREE & 03/100 ----- Dollars (\$ 10,003.03) due and payable
in 84 equal monthly installments of \$199.47 beginning on October 8, 1984

with interest thereon from date at the rate of / business prime plus 3%
per centum per annum, to be paid: monthly

The Mortgagor has the right to repay the entire amount on this mortgage at any time without penalty.

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:

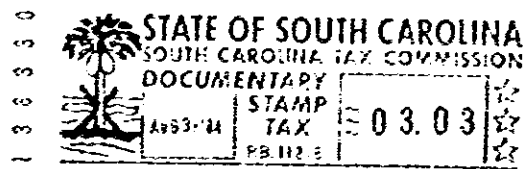
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Oaklawn Township, lying on the east side of Augusta Road near the Ware Place, being more particularly described by a plat of the property of H. P. Jordan Estate, made by W. J. Riddle, surveyor, dated December 1948, recorded in the RMC Office for Greenville County, S. C. as follows:

Beginning at a point in the center of Old Hundred Road at its intersection with Augusta Road and running thence N. 50-55 East 205.3 feet to a point in the center of Old Hundred Road; thence N. 42-45 W. 291.3 feet to a stake on the eastern side of Augusta Road; thence with the eastern side of Augusta Road S. 2-40 E. 168.3 feet to an iron pin on the easterly side of Augusta Road; thence S. 9-30 E. 177.7 feet to a point in the center of Old Hundred Road where it intersects with the east side of Augusta Road, the point of beginning, and containing .70 acres.

This property was conveyed to mortgagor by Ellis King by deed dated Nov 2, 1963 recorded Nov. 4, 1963 in deed vol. 735 page 233 of the RMC Office for Greenville County, S. C.

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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.

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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