

HORTON, DRAWDY, HAGINS, WARD & JOHNSON, P. A.
 ASHMOBE & HUNTER, ATTORNEYS, 110 Laurens Road, Greenville, South Carolina 29603
 STATE OF SOUTH CAROLINA } FILED MORTGAGE OF REAL ESTATE BOOK 78 PAGE 5
 COUNTY OF GREENVILLE } GREENVILLE CO. S. C.
 TO ALL WHOM THESE PRESENTS MAY CONCERN:
 DONNIE S. TANKERSLEY
 R.M.C.
 WHEREAS, ROBERT CLEVELAND BURNSIDE AND LOUISE M. BURNSIDE

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & 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
 Twenty Four Thousand, Four Hundred Forty Nine & 48/100 Dollars (\$24,449.48) due and payable
 in equal monthly installments of Four Hundred Thirty Two & 99/100 (\$432.99) Dollars on the first day of
 each month commencing with the first day of August 1979 and on the same day of each month
 side of a driveway N. 26-00 W. 202 feet, more or less; thence N. 72-22 E. 215 feet to a point; thence
 S. 45-19 E. 686.6 feet to a point; thence S. 72-22 W. 291 feet, more or less, to the point of beginning.

SAID portion of the property conveyed to the Mortgagors herein by deed of Clara V. Burnside dated
 October 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed
 Book 9346 Page 808
 SOUTHERN BANK & TRUST COMPANY
 GREENVILLE, SOUTH CAROLINA
 61116
 10 12 22 PM '87
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Together with all and singular rights, members, benefits, and appurtenances to the same belonging in any way incident or appertaining and
 of all the rents, issues, and profits which may accrue from the said premises, and including all heating, plumbing, and lighting fixtures now or hereafter
 attached, connected, or fixed 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and
 against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:
 (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for
 the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also
 secure the Mortgagee for any further loans, advances, rebates or credits that may be made hereafter to the Mortgagee by the Mortgagee so
 long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest
 at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
 (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time
 to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or
 in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be
 held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in favor acceptable to the Mortgagee, and that it will pay
 all premiums thereon when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does
 hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on
 the Mortgage debt, whether due or not.

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