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

JAMES T. McCOY Jr. & NANCY G. McCOY

thereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

Receinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herosisth, the terms of which are incorporated herein by reference, in the sum of Five Thousand Sixty Seven and NO/100 - - - - - - - - - - - - - -- - - - - - - - Dollars (\$ 5,067.00)

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WHEREAS, the Mortgagor may hereifter become indeleted 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 Mittgiger, in a sideration of the africaid 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 be for his account by the Mortgazee, and also in consideration of the further som of Three Dollars (\$3.00) to the Mortgaze r in hand well and trolly-gaid by the Mortgagee at and before the sealing and delivery of these presents, the recent whereof is hereby achromological, has granted, being rood, sold and released, and by these presents does grant, bargain, sell and release unto the Mortzagee, its successors and insigns:

TALL that certain piece, parcel or lot of land, with all unprovements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville.

ALL that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 58 of Sunny Slopes Subdivision, Section One, and according to a plat prepared of said property by C. O. Riddle, Surveyor, February 8, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4R, at Page 3, having the following courses and distances to-wit:

BEGINNING at a point on the edge of Barclay Drive, joint front corner of Lots 58 and 59 and running thence with the common line of said lots, S. 36-42 E. 150 feet to a point; thence, N. 53-18 E. 80 feet to a point; thence, N. 36-42 W. 150 feet to a point on the edge of Barclay Drive; thence, running with said road, S. 53-18 W. 80 feet to a point on the edge of said road, the point of beginning.

THIS ia a second mortgage junior in lien to that certain mortgage given by James T. McCoy, Jr. and Nancy G. McCoy to U. S. of America - Farmers Home Administration, dated October 17, 1973, and recorded in the Greenville County R.M.C. Office in Mortgage Book 1293 at Page 245 on October 17, 1973.

THIS is the identical property conveyed to the Mortgagor by Deed of Brown Enterprises of S. C., Inc. being recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 986 at Page 328 on October 17, 1973.

QORTGAGEE'S ADDRESS: P. O. Box 544

Travelers Rest, South Carolina 29690

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 unal 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the arrangements of the premises heireinabove described in see 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 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.

GREENVILLE OFFICE SUPPLY CO. INC.