

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
7/13 350 FT.
CONC'S. TAKERS LSTY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, DENNIS S. HANEY

hereinafter referred to as Mortgagor; is well and truly indebted unto SOUTHERN BANK AND TRUST CO.
PO BOX 544
Travelers Rest, S. C. 29690
hereinafter referred to as Mortgagee; as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are
incorporated herein by reference, in the sum of ---EIGHT THOUSAND SEVEN HUNDRED TEN AND 80/100
----- Dollars \$ 8,710.80 due and payable

in accordance with Note

(net proceeds = \$6,453.35)

with interest thereon from date of the note at the rate of 8% per annum 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:

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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

ALL that piece, parcel or lot of land in the County of Greenville,
Highland Township, State of South Carolina, situate, lying and being
at the southwestern corner of the intersection of two hard surfaced
roads and being shown as a 5.0 acre tract on a plat entitled "Property
of Mary W. Southerlin", prepared by Terry T. Dill, recorded in the
R.M.C. Office for Greenville County in Plat Book 4M at Page 131-B and
having such metes and bounds as shown thereon, reference to said plat
being made for a more complete description.

This is the same property conveyed to the mortgagor by deed of Mary W.
Southerlin, recorded in deed book 1072 at page 706 in the RMC Office
for Greenville County, dated January 27, 1978 and recorded January 27,
1978.

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Together with all and singular rights, members, hereditaments, and appurteances to the same belonging in any way incident or ap-
pertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting
fixtures new or hereafter affected, converted, 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
to 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 Mortgagee and all persons whomsoever lawfully claiming, or some or any part thereof.