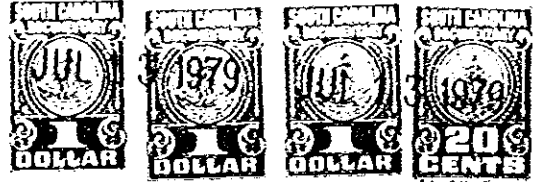


MORTGAGE OF REAL ESTATE—Offices of Price & Poag, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JUL 13 1979
DORRIS S. FANKERSLEY
P.M.C.

MORTGAGE



TO ALL WHOM THESE PRESENTS MAY CONCERN: RICHARD C. KING AND PATRICIA D. KING

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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 SEVEN THOUSAND NINE HUNDRED

EIGHTY SIX AND No/100 DOLLARS (\$ 7,986.00),

due and payable in 60 consecutive monthly payments of \$133.10 each, commencing August 15, 1979, and continuing on the 15th day of each and every month until paid in full, payments to be applied first to interest and then to principal.

(12. 35 APR)

with interest thereon from date at the rate of 7 1/2 % / per centum per annum, to be paid: as stated above.

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, its 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,

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, known and designated as the 2 acres fronting on Augusta Road on a plat prepared for Ansil A. and Virginia King by Webb Surveying and Mapping Company dated March, 1977 and recorded in the RMC Office for Greenville County in Plat Book 6-I at Page 67, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasternly corner of Augusta Road and running thence S. 3-54 W., 299.5 feet to an iron pin; thence N. 60-29 W., 435.3 feet to an iron pin; thence N. 46-37 E., 277 feet to an iron pin on Augusta Road; thence with said Augusta Road S. 61-50 E., 224.4 feet to an iron pin, the point of beginning.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat (s) or on the premises.

The above property is the same conveyed to the Mortgagors by the deed of Ansil A. King and Virginia King dated October 11, 1977 and recorded in Deed Book 1066, at Page 674 on October 13, 1977.

In the deed of Ansil A. King and Virginia King to the Mortgagors referred to hereinabove, Ansil A. and Virginia King retained a right of ingress and egress to the property on the rear of the property described herein. By an agreement between Ansil A. King and Virginia King, parties of the first part, and Richard C. King and Patricia D. King, parties of the second part, dated December 30, 1977 and recorded in Deed Book 1071, at Page 482, January 6, 1978, the right of ingress and egress was defined and agreed that the same would be on the Western Border of the property described herein and would be no more than 20 feet wide on the line of the property and 277 feet long. This agreement, by reference thereto is incorporated (cont.on other

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or side) 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 and any other equipment or 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 usual household furniture, be considered a part of the real estate.

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