FILED GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE CONNIE S. TANKERSLEY R.H.C.

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

We, Walter J. Sokol and Elizabeth A. Sokol WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND 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 Six Thousand Five Hundred Eighty Six and 20/100 (\$6,586.20) Dollars (\$ 6,586.20) due and payable

according to the terms thereof said note being incorporated herein by reference

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, 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, in Bates Township, known as and being a part of the property conveyed to Norwood C. Bryant and Ruth S. Bryant by deed of Bennie H. Bradberry, dated May 10, 1958, recorded in R.M.C. Office for Greenville County in Book 598 at page 365 and being more completely described according to a plat and survey made by Terry T. Dill, Reg. C.E. & L.S. No. 104, dated February 10, 1974 with the following metes and bounds to-wit:

BEGINNING at a point in center of S. C. Hwy. No. 186 at intersection of Shipman Rd. and running thence with center of Shipman Rd. N. 60-22 W. 214 ft. to a point; thence still with center of Shipman Rd. N. 45-30 W. 380 ft. to a point in center of Shipman Rd., iron pin offset on northeast side of road right of way; thence N. 45-00 E. with line of Clifford Moody property, joint corner with other Bryant property, 358 ft.; thence S. 01-08 E. 315 ft. to iron pin; thence S. 61-16 E. 358 ft. to iron pin and stone across S. C. Hwy. No. 186; thence S. 40-07 W. 180 ft. to a point in center of S. C. Hwy. No. 186, the beginning corner. Containing area 2.6 acres more or less.

For Deed unto Mortgagors, see Deed Book 1039, at page 240 dated 7/7/76.



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 soized 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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