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MORTGAGE OF REAL ESTATE Offices of Price Poog! Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE









TO ALL WHOM THESE PRESENTS MAY CONCERN:

WADE KING, JR.

(hereinaster 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 THREE THOUSAND SIX HUNDRED EIGHTY FIVE AND 92/100 DOLLARS (\$ 3,685.92

due and payable in 24 consecutive Monthly Payments of \$153.58 each, payable first to interest, which has been added to the principal above, and then to the principal. First payment to be made on July 1, 1978, and continuing each and every month until paid in full.

(7%) with interest thereon from date at the rate of seven /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 piece, parcel or lot of land lying, being and situate in the County of Greenville and State of South Carolina, in the Village of Fork Shoals, on the North side of the road or street leading through said Village, known as the Fountain Inn to the Augusta Road by Via the McKelvey place, and having the following metes and bounds to-wit: Beginning on the North side of said road or street at the corner of the building formerly known as the Bank building and running thence N. 27-15 W., 125 ft. to an iron pin; thence N. 62-45 E., 30 ft. to an iron pin at the corner of lot formerly owned by Scott Mercantile Company; thence with the Scott Mercantile line S. 27-15 E., 125 ft. to an iron pin on the North side of said road or street; thence with said road or street S. 62-45 W., 30 ft. to the beginning corner. Bounded on the North and West by lands formerly belonging to the Katrine Mfg. Co., on the East by lands formerly belonging to Scott Mercantile Company, and on the South by the public road or street above mentioned. There being situate hereon a brick mercantile building. Being the same lot of land conveyed to R. R. Hill by deed of Georgia B. Sherman, dated February 11, 1946, of record in the R.M.C. Office for Greenville County, S. C., in Deed Book 286, at Page 416.

The above described property is the same conveyed to the Mortgagor by Deed of Louise C. King to be recorded herewith.

This property is conveyed subject to easements, rights-of-way and restrictions of record.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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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