MORTGAGE OF REAL ESTATE-Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA FIRED COUNTY OF GREENVILLE

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

WHEREAS,

A CONTRACTOR OF THE PARTY OF TH

CE E. McNAIR, JR. and DALE D. McNAIR,

(hereinafter referred to as 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 in-Forty-Five Thousand and No/100 ----corporated herein by reference, in the sum of

Dollars (\$ 45,000.00-) due and payable

according to the terms and conditions of a note of even date and any renewals, modifications and extensions thereof.

at the rate of ----percentum per amount 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:

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 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:

MLL 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

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, being shown on plat entitled "Property of Lawrence E. McNair, Jr." prepared by James R. Freeland, R.L.S., dated February 18, 1981 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin along the center line of Roper Mountain Road 1,950.5 feet more or less, from Congaree Road and running thence S. 47-09 W. 179.2 feet to an iron pin new; thence N. 43-16 W. 133.8 feet to an iron pin new; thence N. 47-09 E. 179.2 feet to a nail and cap in Roper Mountain Road; thence running along Roper Mountain Road S. 43-16 E. 133.8 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Properties Unlimited, Inc. to be recorded herewith.

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 seized 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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