

GREENVILLE CO. S. C.

APR 25 2 53 PM '69

BOOK 1124 PAGE 27

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Robert M. Suddeth

(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 **Thirty-Five Thousand** - - - - - Dollars (\$ **35,000.00**) due and payable

One year after date

with interest thereon from date at the rate of **7** per centum per annum, to be paid: **annually**

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, Fairview Township containing 4 acres, according to a Plat prepared by Enwright Associates, dated January 22, 1969, and designated as Tract No. B, said Plat of record in the Office of the R. M. C. for Greenville County, S. C., in Plat Book TTT, Page 68, and having according to said Plat the following metes and bounds, to-wit:
BEGINNING at a R. R. Spike in the center of a public road, Scuffletown road, said spike measuring a distance of 0.5 miles from the intersection of said road with the Jones Mill Road (Southeasterly direction), and running thence with the center of said road S. 30-34 E. 533.8 feet to a RR Spike in center of said road, joint corner with other lands of the Mortgagor, Whipoorwill Country Club; thence with the joint line of Mortgagor S. 55-33 W., crossing an iron pin 20 feet from the center of said road, a total distance of 355.1 feet to an iron pin, corner in other lands of the Mortgagor; thence with the joint line of other lands of the Mortgagor N. 24-44 W 540.0 feet to an iron pin, corner in other lands of the Mortgagor; thence with the joint line of other lands of the Mortgagor N. 55-30 E. 300.0 feet, crossing an iron pin 20 feet from the center of said Scuffletown road, to a RR. Spike, the beginning point.
Said Tract B being designated as "Club House Site", and there is erected on said Tract a Modern Steel frame Club House Building.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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 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.