

FILED
GREENVILLE CO. S. C.

BOOK 1234 PAGE 654

STATE OF SOUTH CAROLINA,

MAY 25 3 41 PM '72

OLLIE FARNSWORTH
R. H. C.

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

WHEREAS, Johnny W. Osteen, Jr.,

hereinafter called the mortgagor(s), is (are) well and truly indebted to
Southern Bank & Trust Company, hereinafter called the mortgagee(s),

in the full and just sum of One Thousand Three Hundred Eighty and 96/100 -----

-----(\$1,380.96)-----

Dollars, in and by a certain promissory note in writing of even date herewith, due
and payable on the ~~day of~~ ^{day of} ~~19~~
in thirty-six (36) equal monthly payments of Thirty-Eight and 36/100 Dollars
(\$38.36) each commencing July 8, 1972, and on the same day of each month there-
after until paid in full, -

with interest
from date at the rate of seven (7) per centum per annum
until paid; interest to be computed and paid as included and if unpaid when due to
bear interest at same rate as principal until paid, and the mortgagor(s) has (have)
further promised and agreed to pay ten per cent of the whole amount due for attor-
ney's fee, if said note be collected by attorney or through legal proceedings of any
kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said
debt and sum of money aforesaid, and for the better securing the payment thereof,
according to the terms of the said note, and also in consideration of the further sum
of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the
sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
have granted, bargained, sold and released, and by these presents do grant, bargain,
sell and release unto the said mortgagee(s) the following described real property:

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, situate at the northwestern corner of the inter-
section of Edgemont Avenue and Boggs Drive, being a part of Lot 31 as shown on
plat of Riverside recorded in Plat Book K at page 100-104, and being also shown
as #145-1-7.3 on the County Block Book, and being more particularly described
as follows:

Beginning at an iron pin on the northeastern side of Edgemont Avenue at the
intersection with a 10 foot strip known as Boggs Drive; thence with the western
side of Boggs Drive in a northeasterly direction 150 feet to an iron pin; thence
in a westerly direction and parallel to Edgemont Avenue 40 feet to an iron pin
at corner of lot now or formerly owned by Hubert Muller et al; thence with line
of said lot in a southwesterly direction 150 feet to an iron pin on Edgemont
Avenue; thence with the northeastern side of Edgemont Avenue in a southeasterly
direction 40 feet to the beginning corner.

It is understood that the 10 foot strip of land now known as Boggs Drive is to
remain open at all times in the future and is subject to the same conditions set
forth in the deed to B. F. Thacker recorded in Deed Book 407 at page 493.

This property is subject to restrictions, easements and right-of-way of record
affecting said property.