

FILED
GREENVILLE, CO. S. C.

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STATE OF SOUTH CAROLINA

AUG 17 3 32 PM '72

COUNTY OF Greenville

ELIZABETH RIDDLE

MORTGAGE OF REAL ESTATE

R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Boyd R. Reece and Mildred E. Reece

(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 incorporated herein by reference, in the sum of Three Thousand Seven Hundred Five and 60/100

Dollars (\$3,705.60) due and payable in sixty (60) equal monthly installments of Sixty-one and 76/100 (\$61.76) Dollars each, the first payment being due September 8, 1972, and each month thereafter until paid in full,

with interest thereon from date at the rate of 7% add-on per centum per annum, 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 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, containing approximately 50 acres and located on both sides of Highway 414, approximately 2 1/2 miles from Tigerville, Saluda Township, and being described as follows:

BEGINNING at a point on the northerly side of Highway 414 at the intersection of Campbell Mill Road and running thence along Campbell Mill Road in a northerly direction approximately 540 feet to a point; thence in an easterly direction 73.5 feet, 230 feet and 225 feet to a point; thence in a southeasterly direction 279.18 feet crossing Highway 414 and continuing in a southeasterly direction 69 feet, 93 feet, 151.8 feet, 148.5 feet, 130 feet, 82 feet, 56 feet, 122.1 feet, 150 feet, 81 feet and 32 feet to a point; thence almost due south 2,244 feet to a point on a creek; thence with the creek as the line 67.3 feet, 134.6 feet, 172 feet and 231 feet to a point; thence in a northwesterly direction 330 feet to a point; thence in a northeasterly direction 174.90 feet and 535.92 feet to a point; thence in a northwesterly direction 1,320 feet and continuing in a northeasterly direction 1,389.30 feet to a point on the northerly side of Highway 414; thence along the northerly side of Highway 414 in an easterly direction 200 feet, more or less to the beginning corner.

Together with all and singular rights, members, hereditaments, 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.