

REGULATION NO. 22

COMPLETED WITH

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C.
Prepared by EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. Greer, S. C.

BOOK 1274 PAGE 479

MAY 3 1 42 PM 1973 MORTGAGE OF REAL ESTATE

DONNIE S. TATRIAN, WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS We, Max G. and Mary C. Suther

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF GREER, Greer, South Carolina

(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

Four Thousand Six Hundred, Sixty Four and 52/100 Dollars (\$4,664.52) due and payable at the rate of \$129.57 per month, beginning on the 2nd day of June, 1973, and each month thereafter for 36 months, with interest thereon at the rate of 7% add on interest,

maturity

with interest thereon from ~~1973~~ at the rate of 8% per centum per annum, to be paid: monthly

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 with all buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, containing 11.7 acres, as shown on a plat entitled land surveyed for L. W. Stringer: Greenville County, S. C., by J. Q. Bruce, Surveyor, dated January 6, 1967, revised, April 13, 1973, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the middle of a country road No. S-115, running thence N. 58-10 E. 903 feet to an iron pin; thence N. 79-55 E. 491 feet to a point; thence S. 51 E. 165 feet to an old p. o. down; thence along the line of property now or formerly owned by J. B. Lockhart S. 16-20 E. 268 feet to an iron pin; thence along the line of other property of the grantor S. 72-30 W. 860 feet to a point in the center of an old country road; thence with the center of said old country road N. 78-40 W. 30 feet to a point; thence leaving said old county road S. 46-05 W. 119 feet to a nail in the center of county road, No. S- 115; thence with the center of said County road N. 70-55 W. 300 feet to a point; thence continuing with the center of said county road N. 77-15 W. 303.5 feet to a point, the point of beginning.

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.