

MORTGAGE OF REAL ESTATE—Office of Hubert E. Nolin, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

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

FILED  
GREENVILLE CO. S. C.

WHEREAS, I, Robert S. Wolgemuth

MAY 31 2 32 PM '73

(hereinafter referred to as Mortgagor) is well and truly indebted unto

DONNIE S. TANNERSLEY  
Piedmont, S. C.

Southern Bank and Trust Company, Piedmont, S. C.

(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 four hundred sixty-nine and 76/100--- Dollars (\$ 4,469.76 ) due and payable

in forty-eight monthly installments of \$93.12 each the first of these due and payable on June 22, 1973 with a like amount due on the corresponding day of each month thereafter until entire amount of debt is paid in full.

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

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, near Hellams Crossing, and being shown as property of Robert Wolgemuth on a plat prepared by Campbell & Clarkson, Surveyors, dated July 31, 1967 recorded in the R.M.C. Office for Greenville County in Plat Book RRR at page 113, and being further described as follows:

BEGINNING at an iron pin at the northeastern corner of the said property and running thence with the line of property now or formerly belonging to Buchanan S. 12-18 E. 2,229.4 feet to an iron pin; thence running along the line of property now or formerly owned by Banks N. 79-15 W. 1,165.8 feet to an iron pin; thence running along the line of property now or formerly owned by Lineberger N. 2-15 E. 2,024.2 feet to an iron pin; thence along the line of property now or formerly owned by Miller S. 84-00 E. 594 feet to an iron pin at the point of beginning. The said conveyance contains 41.21 acres.

Being the same property conveyed to Judy H. Wolgemuth and Robert S. Wolgemuth by deed of James I. Hellams dated August 18, 1967, recorded in Deed Book 826 at page 604.

Being the same property conveyed to Robert S. Wolgemuth by deed of Judy H. Wolgemuth dated November 27, 1968, recorded in the Office of R.M.C. in Book 857 of Deeds, page 203.

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Personally appeared before me Charles T. Kimbo who under his own oath states that he was present at the closing of the within transaction as loan officer, that the full consideration thereof is of his own knowledge the sum of \$4,469.76 and that he saw the statutory amount of South Carolina documentary stamps affixed to the note which this mortgage secures.

*Charles T. Kimbo*  
Charles T. Kimbo

Given under my hand and seal this 17 day of May, 1973

*Margaret A. Buckharter*  
Notary Public for South Carolina  
My commission expires 7/24/79

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