

REGULATION
COMPLIED WITH
NO. 22
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
REQUIREMENTS
COMPLIED WITH

FILED
GREENVILLE CO. S. C.
GREENVILLE CO. S. C.
4:10 PM '73
DORRIS S. TANKERSLEY
R.H.C.

BOOK 1281 PAGE 33

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

WHEREAS, JAMES M. RICHBOURG

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST CO.,
GREENVILLE, SOUTH CAROLINA,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of -----

SEVEN THOUSAND FIVE HUNDRED AND NO/100THS---- Dollars (\$ 7,500.00--) due and payable
AS SET FORTH IN SAID NOTE.

with interest thereon from DATE at the rate of EIGHT(8%) per centum per annum, to be paid: QUARTERLY.

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, City of Greenville, and being known and designated
as Lot No. 3 on Plat of Rockwood Park of record in the RMC Office for Greenville
County, in Plat Book S, Page 168 and 169, and being more particularly described
according to said plat as follows:

BEGINNING at a point on the South side of Jenkinson Boulevard at the joint corners
of Lots 2 and 3, thence S. 40-15 E. 268.1 feet along the common boundary line to point;
thence S. 44-17 W. 77 feet to corner of Lot 4; thence N. 40-46 W. 263.7 feet along the
boundary line of said lot to point on Jenkinson Boulevard; thence N. 40-45 E. 68 feet
along said Boulevard to point; thence N. 49-45 E. 12 feet to point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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 whatsoever lawfully claiming the same or any part thereof.