

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA 2 12 31 PM '73
COUNTY OF GREENVILLE S. TANKERSLEY
R.M.C.

BOOK 1286 PAGE 653

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

WHEREAS, EUGENE G. HOGAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE 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 Twenty-Five Thousand and No/100

Dollars (\$ 25,000.00) due and payable

on demand

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:

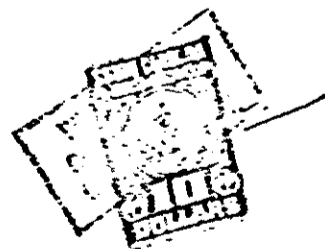
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Bates Township, known and designated as Lot No. 25 on a plat of Montoideo dated May 14, 1957, prepared by Terry Dill, C. E., and recorded in the Greenville County R&C Office in Plat Book "KK", page 102-A and according to said plat is described as follows:

BEGINNING at an iron pin at a corner of said lot and West Scenic Drive and running S. 88-00 W. 252.5 feet to an iron pin along the right-of-way of West Scenic Drive and thence following the road right-of-way 35 feet to a branch; thence N. 66-20 E. 207 feet along the branch to an iron pin in line of property now or formerly of Webb; thence turning N. 39-30 W. 146.5 feet to the beginning.

ALSO: ALL that piece, parcel or lot of land, situate, lying and being in Bates Township, in the County of Greenville, State of South Carolina and being shown as the Property of Ruby T. Batson on plat prepared by Carolina Engineering & Surveying Company, on September 27, 1968, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a nail and cap 150 feet north of the intersection of Little Texas Road and East Scenic Drive; thence with the common line of Galloway, S. 44-32 W. 123.8 feet to an iron pin; thence N. 39-30 W. 325 feet to a branch; thence along the meanderings of said branch, with said branch as the property line, the chord of said branch being N. 66-20 E. 237 feet to a nail and cap in the center of East Scenic Drive; thence following the center of said roadway, S. 11-50 E. 210 feet to a nail and cap; thence continuing with said roadway, S. 46-53 E. 55.8 feet 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 if it lawfully seizes 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.

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