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GREENVILLE CO. S. C.
LEATHERWOOD, WALKER, TODD & MANN

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BOOK 1289 PAGE 393

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DOHNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE
R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CLARENCE B. MARTIN, JR.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY,
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 incorporated herein by reference, in the sum of

One Hundred Thirty-Five Thousand and no/100----- Dollars (\$ 135,000.00) due and payable

in full one (1) year after date.

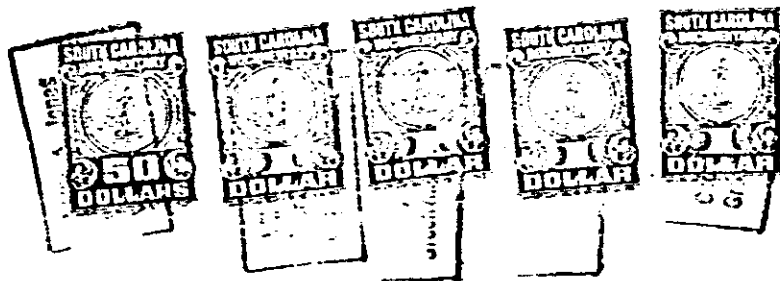
(Borrower reserves the right to prepay this note in part or in full prior to maturity without penalty.)
with interest thereon from date at the rate of 10-1/2 per centum per annum, to be paid: Quarterly

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, on the east side of S. C. Highway 225, and being designated as Lot No. 2 containing 1.28 acres according to plat of property of A. B. Murrell made by W. J. Riddle in November of 1947, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of S. C. Highway No. 225 at the northwestern corner of Lot No. 1 (property of Clarence B. Martin, Charles S. Martin and Edwin B. Martin), and running thence with the line of said Lot No. 1, S. 80-48 E. 381.5 feet to a branch; thence with the branch as the line, the traverse of which is N. 5-37 E. 152.7 feet to a point at the corner of Lot No. 3 as shown on said plat; thence with the line of Lot 3, N. 79-51 W. 325 feet to an iron pin on the eastern side of S. C. Highway No. 225; thence with the eastern right-of-way line of S. C. Highway No. 225, S. 25-40 W. 165.4 feet to the point of beginning.



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 whatsoever lawfully claiming the same or any part thereof.

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