

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 8 3 13 PM '74
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, MULLIKIN ENTERPRISES, A Partnership,

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

SOUTHERN BANK AND 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

FORTY THOUSAND AND NO/100-----Dollars (\$ 40,000.00) due and payable
in 84 monthly payments at \$643.57 per month

with interest thereon from July 1, 1974 at the rate of Nine (9) per centum per annum, to be paid:

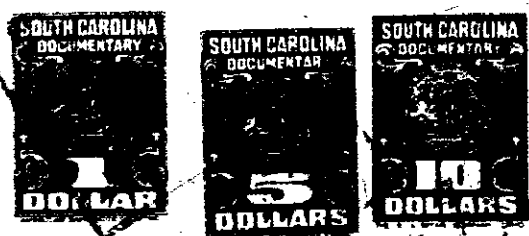
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, containing 1 acre, more or less, being on the Eastern side of Augusta Road (U.S. Highway 25), and being a portion of Tract 7 as shown on revised plat of Property of Mullikin Enterprises dated October, 1972, by Webb surveying and Mapping Company and having the following metes and bounds, to-wit:

BEGINNING at a point on the Eastern side of Augusta Road at the joint front corner of Tracts Nos. 6 and 7 and running thence along the common line of said tracts S. 68-44 E. 363.9 feet to a point; thence, S. 13-47 W. 120 feet to a point; thence, N. 68-44 W. 363.9 feet to a point; thence, N. 13-47 E. 120 feet to the point of beginning, and being a portion of the property conveyed to the present owners by deed of Carolyn Myer Galloway.

16-00



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.

1329