

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JUN 18 4 27 PM '71
DORRIS S. TANKERSLEY
R.M.C.

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

WHEREAS, I, JOHN W. VEST,

(hereinafter referred to as Mortgagor) is well and truly indebted unto 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 SEVEN THOUSAND FIVE HUNDRED AND NO/100-----

----- Dollars (\$ 7,500.00) due and payable

on or before 90 days from date hereof

with interest thereon from maturity at the rate of 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:

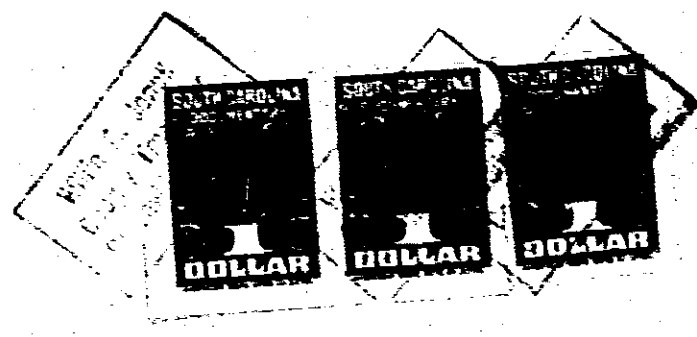
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on U. S. Hwy. 276, and shown on plat of property formerly of Don G. McEuen, made by J. C. Hill, May 8, 1966, and having according to said plat the following metes and bounds:

BEGINNING at a nail and cap on the southeastern side of U. S. Hwy. 276, and running thence with said highway S. 77-00 W. 323 feet to a pin; thence still with said highway S. 68-20 W. 99 feet to a pin; thence still with said highway S. 60-00 W. 127 feet to a pin; thence still with said highway S. 48-00 W. 167 feet to nail and cap, at branch; thence with branch as the line, the following courses and distances: S. 76-30 E. 82 feet, S. 60-30 E. 59 feet, S. 81-15 E. 46 feet, S. 79-30 E. 68 feet, S. 65-00 E. 62 feet, S. 67-30 E. 71 feet and S. 69-30 E. 50 feet to point at fork of two branches at or near power line; thence along second branch as the line, the following courses and distances: N. 33-10 E. 118 feet, N. 31-40 E. 71 feet, N. 48-10 E. 112 feet, and N. 43-30 E. 131 feet to center of ditch; thence with center of said ditch as the line N. 28-00 W. 39 feet and N. 30-00 W. 48 feet to beginning corner, containing 3.21 acres, more or less.

ALSO: ALL that certain piece, parcel or tract of land in the County of Greenville, State of South Carolina, located in School District 355 and containing 4.41 acres, more or less, as shown on the County Block Book at Sheet 687.7-1-12.2.

This property is bounded on the North by the Geer Highway; on the South by property now or formerly of Mamie Ferguson; on the Southeast by the South Saluda River and on the West by property of John W. Vest.



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.