

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

896 1313 541

MORTGAGE OF REAL ESTATE

JUL 13 11 53 AM '74
DORRIS S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Ellis E. Adams of the County and State Aforesaid

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, a corporation,

(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 Seventy Thousand and NO/100- - - - - Dollars (\$ 70,000.00) due and payable

in One Hundred Twenty (120) equal monthly installments of Nine Hundred Twenty-Five Dollars and Six (\$925.06) Cents each, commencing on the 13th day of July, 1974, and on the 13th day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of 10% per centum per annum, to be paid: after maturity

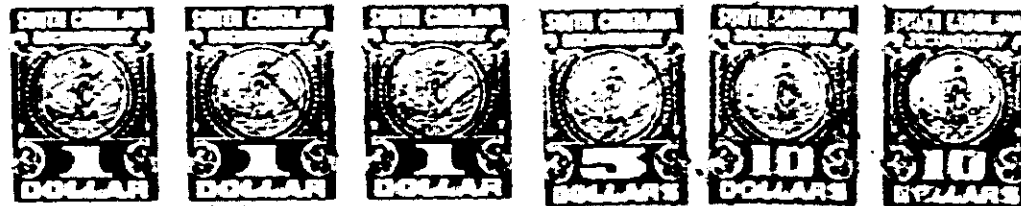
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, on the western side of S. C. Highway No. 291, and known and designated as a 0.5 acre tract on a plat entitled Survey for Ellis Adams, prepared by Carolina Engineering and Surveying Company, on the 23rd day of April, 1968, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of the right-of-way of S. C. Highway No. 291, which iron pin is 200 feet South of the intersection of Fisher Drive and S. C. Highway No. 291, and running thence continuing with said right-of-way S. 9-12 E. 57.8 feet; thence continuing with said right-of-way S. 8-05 W. 42.2 feet to an iron pin; running thence S. 80-48 W. 255.6 feet to an iron pin; running thence N. 9-12 W. 47.9 feet to an iron pin; running thence N. 80-48 E. 93.1 feet to an iron pin; running thence W. 9-12 W. 50 feet to an iron pin; running thence N. 80-48 E. 174.5 feet to an iron pin, point of beginning.

This is the same property conveyed to Ellis E. Adams by deed from Robert W. Ramsey, recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 856, at Page 408.



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 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.

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