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MORTGAGE OF REAL ESTATE--Offices of Chert... DONNIE S. TANKERSLEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Michael W. Green

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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

Fourteen Thousand Eight Hundred Ninety-nine & 08/100 DOLLARS (\$ 14,899.08), with interest thereon from date at the rate of ----- per centum per annum, said principal and interest to be repaid:

(Including interest from date at the rate of 7% per annum.)

in 84 equal monthly installments of \$177.37 each, the first of said installments being due August 1, 1974 and a like installment due the 1st day of each month thereafter until paid in full

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, about twenty (20) miles Northward from the Greenville County Courthouse, bounded by lands, now or formerly, of Saluda Land and Lumber Company, and lying on the West side of River Road, and having the following metes and bounds:

BEGINNING at the corner of Saluda Land and Lumber Company at an iron pin in the center of the River Road and running thence with the center of the said River Road, N 5-30 W 319 feet to pin in said road; thence continuing with the center of road, N 80 E 174 feet to a pin in the center of said road; thence, N 35-30 E 200 feet to a pin in the center of said Road; thence, N 43-10 E 200 feet with the center of said road to a nail and cap in the center of said Road; thence with the old marked line, N 71 W 970 feet to the corner of Saluda Land and Lumber Company line to an iron pin; thence with the land of Saluda Land and Lumber Company, S 18-45 W 971 feet to an iron pin on the Saluda Land and Lumber Company corner; thence with the old marked line, S 85-30 E 990 feet to the beginning corner; containing 17.26 acres, more or less, as shown by a plat made by J.C. Hill on August 12, 1954.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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