

JUL 17 1974

DOHNIE S. TANKERSLEY



BOOK 1316 PAGE 731

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, George D. King, Jr. and Mary Catherine King, of the County of Greenville, Send greetings, \_\_\_\_\_

WHEREAS, We, George D. King, Jr. and Mary Catherine King \_\_\_\_\_

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Co., Williamston \_\_\_\_\_

(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 Thirty-one hundred, seventy-eight and 80/100 \_\_\_\_\_

Dollars (\$ 3,178.80 ) due and payable

Monthly at the rate of \$88.30 beginning August 15, 1974 \_\_\_\_\_

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 7 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:

Tract No. 1: 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 Oaklawn Township, containing 0.74 acres, near the

Augusta Road, U. S. Highway 25, and just off the road leading from Woodville to Pelzer, and having, according to a plat of the property of Ramsey Lollis, made by C. O. Riddle, May 13, 1969, the following metes and bounds, to-wit: BEGINNING at an iron pin at the joint Southern corner of Ramsey Lollis and the Mortgagors and at a joint corner with Roy W. Boggess and running thence with the Boggess line S. 79-21 W. 1,020.1 feet to an iron pin; thence N. 11-46 E. 388.5 feet to an iron pin in the joint line of the McDavid property; thence with the joint line of the McDavid property N. 79-20E 1,100.6 feet to an iron pin at the joint Northern corner of Ramsey Lollis and the Mortgagors thence with the common line of this tract and the property of the Mortgagors S. 21-51 W. 426 feet to an iron pin, point of beginning, being the same property conveyed to the Mortgagors by the deed of Ramsey Lollis recorded in Deed Book 868, at Page 580.

Tract No. 2: ALSO, all that certain piece, parcel or lot of land situate lying and being in Oaklawn Township, Greenville County, State of South Carolina containing seven (7) acres, more or less, known as the Western portion of Tract No. 1 on plat of property of Nell H. Cason, prepared by W. J. Riddle, dated August, 1945, and according to said plat, being more particularly described as follows: BEGINNING at an iron pin in the center line of Augusta Road, at the Northeast corner of the tract herein conveyed, joint corner of property now or formerly of the W. A. McDavid Estate, and running thence with the line of said Estate, S. 78-17 W. 635 feet, more or less, to an iron pin at the joint corner of Tracts 1 and 2 of the Cason property; thence with the joint line of said tracts, S. 20-00 W. 423.6 feet to an iron pin in the line of property now or formerly of Williamson; thence with the line of said property, N. 78-58 E. 860.1 feet, more or less, to an iron pin in the center line of the Augusta Road, thence with the center line of said road in a Northwesterly direction 375 feet, more or less, to the point of beginning, being the same tract conveyed to the Mortgagors by deed recorded in Deed Book 628, at Page 239.

TRACT No. 3: ALSO all that certain piece, parcel or lot of land in Oaklawn Township, Greenville County, State of South Carolina, containing 3 acres, more or less, and being the Eastern portion of Tract No. 1 as shown on a plat of the property of Nell H. Cason, made by W. J. Riddle, August, 1945, and all of said tract lying East of Augusta Road, and being more particularly described as follows: BEGINNING at a stone, the Northeastern corner of Nell H. Cason property as shown on above referred to plat in line of property of W. A. McDavid Estate, and running thence S. 20-0 W. 437.6 feet to an iron pin in line of property now or formerly of Williamson; thence with the line of the Williamson property, S. 78-58 W. 325 feet, more or less, to point in center of August Road; thence with Augusta Road in a Northwesterly direction 375 feet, more or less, to a point in center of road, in line of property of W. A. McDavid Estate; thence with the line of the McDavid property N. 78-17 E. 550 feet, more or less to the beginning corner; being the same property conveyed to the Mortgagors by deed recorded in Deed Book 438, at page 401.

This being a second mortgage on the property herein described, the first having been heretofore given by George D. King, Jr. and Mary Catherine King to Southern Bank and Trust Co., dated June 6, 1974 and recorded in the RMC Office for Greenville County in Book 1313, Page 55

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.

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