

FILED

MORTGAGE OF REAL ESTATE - GREENVILLE, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 11 2 47 PM '75
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

1340-835

TO ALL WHOM THESE PRESENTS MAY COME

WHEREAS, Gary Leroy Norman

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 Ten Thousand Eight Hundred Fifty-Seven and 60/100----- Dollars \$ 10,856.60) due and payable at the rate of \$180.96 per month beginning July 15, 1975 and continuing on the 15th of each month thereafter until paid in full with interest thereon as shown on the note.

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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, hereafter constituted the real estate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, on the eastern side of Duncan Road and shown as a 17.5 acre, more or less, tract of land on a plat of "Property of Gary Leroy Norman" dated October 28, 1969, and recorded in the RMC Office for Greenville County in Plat Book 4-C at Page 145, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point in the center of Duncan Road, 854.5 feet southwesterly from the intersection of Duncan Road and Hellum Crossing Road and running thence N.75-24 E. 197.8 feet to an old iron pin; thence along a line of land of Wade W. Hix, S.22-17 E. 1310.2 feet to an old iron pin; thence S.66-38 W. 101.2 feet to a stone; thence S.56-03 W. 570.1 feet to an old iron pin; thence N.88-19 W. 124.8 feet to a point; thence N.48-40 W. 214.0 feet to a point in the center of a creek; thence down the center of the creek as the line by the traverse line, S.78-38 E. 151.9 feet to a point in the center of a bridge across said creek; thence along the center of Duncan Road, N.18-25 W. 321.5 feet to a point; thence continuing along the center of said Road, N.13-45 E. 325 feet to a point; thence continuing along the center of said Road, N.15-49 E. 226.3 feet to a point; thence continuing along the center of said Road, N.13-40 W. 274.2 feet to a point; thence continuing along the center of said Road, N.10-58 E. 225.3 feet to a point; thence continuing along the center of said Road, N.12-32 E. 81.7 feet to the beginning corner.



Together with all and singular rights, members, tenements, 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 thereon, 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 hereinafter described in fee simple absolute, that it has good right and is lawfully entitled 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 the title to the said premises unto the Mortgagee, its heirs, from and against the Mortgagee and all persons who may ever lawfully claiming the same or any part thereof.

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