

FILED
GREENVILLE CO. S. C.

1340-943

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUN 5 9 03 AM '75

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Sharron Riddle Dykes

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company,
Williamston, S. C.

(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

Twenty-Five Thousand, Five Hundred Sixteen & 80/100 Dollars (\$ 25,516.80) due and payable
in 120 monthly payments of \$212.64, with each payment applied first to
interest and balance to principal and to continue until paid in full at
the rate of \$212.64 per month, commencing one month from date,

ADD ON
with interest thereon from date at the rate of 7% per centum per annum, to be paid: monthly

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, containing 33.9 Acres as shown on a plat of the property of Homer B. Riddle made by Jones Engineering Service dated November 2, 1973 and having the following metes and bounds, to wit:

BEGINNING at a point in the center of Augusta Road (U.S. Highway 25 South) at the corner of Huff property and running thence with the center of said road, N. 29-25 W. 642.6 feet to Sims lot; thence S. 50-59 W. 844.1 feet to pin; thence S. 28-27 E. 578.7 feet to pin; thence N. 56-00 E. 457 feet to pin; thence S. 38-58 E. 790.4 feet to old iron pin; thence S. 37-00 E. 1,010 feet to the center of a county road; thence with the center of county road, the following courses and distances, to wit: S. 68-10 W. 111.4 feet; S. 16-54 W. 100 feet; S. 54-52 W. 100 feet; S. 44-10 W. 100 feet; and S. 37-59 W. 300 feet to a point in the center of said county road; thence leaving said road, N. 42-05 W. 242.3 feet; thence N. 46-12 E. 137.3 feet; thence N. 42-32 W. 497.7 feet; thence S. 41-42 W. 801.6 feet to the center of Augusta Road, the point of beginning.

This being the same property conveyed by Homer B. Riddle to the above named Mortgagor by deed dated May 15, 1975 and recorded in the RMC Office for Greenville County in Deed Book 1018, at page 367, and is shown on the County Block Book at 588.3-1-6 in Tax District 55.



10.28
5200
Greenville County
2860

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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